



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU00924**

From: **Development Department**

Bylaw No(s): **8514**

Date: **July 7, 2025**

Rezoning Application for Six-Storey Apartment Building on 55A Street

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8514.
- B. THAT the owner satisfy the following requirements to the satisfaction of the General Manager, Development, as a condition of final consideration and adoption:
 - 1. Enter into Section 219 Covenants and provided associated securities for building design, landscape, prohibiting rooftop telecommunications equipment without permission from the City of Delta, geotechnical considerations, utility pumping and development servicing.
 - 2. Statutory Right-of-Way for a water meter chamber.
 - 3. Road dedication for a 3m x 3m corner truncation at the intersection of 14B Avenue and 55A Street, and 15B Avenue and 55A Street.
 - 4. Community amenity contribution of \$177,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8514 (Attachment A) to allow lot consolidation of the properties at 5535 14B Avenue, 5550 15B Avenue, and 1500, 1512 & 1524 55A Street and development of a six-storey apartment building with 177 units. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in the community of Tsawwassen. The 5,728 m² (41,290 ft²) site has frontages on 14B Avenue, 15B Avenue and 55A Street. The site contains five properties, including four single detached dwellings and one duplex dwelling, which would be demolished. One of the properties includes a secondary suite. The site is surrounded by single detached dwellings to the west and apartment buildings to the north, east and south. There are currently no sidewalks on the three frontages.

Council Policy:

The Official Community Plan (OCP) designation for this site is Neighbourhood Centres and Corridors (NC), which is intended for multi-unit residential and mixed uses up to six storeys in neighbourhood centres and along major corridors. The proposed development is consistent with the NC designation.

The current zoning for 5535 14B Avenue, 1500, 1512 and 1524 55A Street is Single Detached Residential 1 (RS1) and for 5550 15B Avenue is Duplex/Single Detached Residential 3 (RD3), which are zones intended for single detached or duplex housing. Properties in the general vicinity of the site are zoned RS1, Apartment Residential 20 (RA20), Comprehensive Development Zones No. 19, 55, 149 and 371 (CDZ19, CD55, CD149 and CD371), and Commercial (C1).

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment and development variance permit which would enable the development of a six-storey multi-unit residential apartment building. The proposal includes 177 residential units, indoor and outdoor amenity areas and three levels of underground parking accessed from 15B Avenue. A project data table is provided in Attachment C.

Community Consultation:

Notice of the project was mailed to neighbourhood residents on May 12, 2025, and a survey on the Let's Talk Delta webpage <https://letstalk.delta.ca/lu009824> was available between May 10 and June 25, 2025. A Public Information Meeting was held on June 4, 2024. Staff received 30 pieces of correspondence from the public throughout the consultation period. A summary of the public consultation is provided in Attachment D. Overall, the community expressed concerns regarding loss of open space and trees, overall size and massing of the proposed building and increased traffic in the neighbourhood. Staff note that sewer upgrade work was underway on 56 Street at the time of consultation; this was likely contributing to concerns over existing traffic in the community. Several residents were supportive of new housing units being provided.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8514, as the bylaw is consistent with the OCP. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:

The owner wishes to rezone the subject properties from Single Detached Residential 1 (RS1) and Duplex/Single Detached Residential 3 (RD3), to Apartment Residential 6 (RA6) to permit a six-storey apartment building with a floor space ratio of 2.8. The proposal includes 94 one-bedroom and 83 two-bedroom units, 1,062 m² (11,431 ft²) of common outdoor amenity space and 177 m² (1,905 ft²) of common indoor amenity area. A site plan is provided in Attachment E.

The proposal includes 248 residential parking spaces, 18 visitor parking spaces, one on-street loading space on 55A Street and 183 bicycle parking spaces. The proposal would meet the Zoning Bylaw requirements for accessible spaces and electric vehicle charging infrastructure. Variances for eave and balcony projections and an off-street loading space are discussed below.

Development Variance Permit:

The owner is requesting a development variance permit to vary the following provisions in “Delta Zoning Bylaw No. 7600, 2017”:

1. Section 6.2.10(b) by increasing the permitted projections into the required setbacks for eaves and architectural features along all three frontages, from 0.6 m (2 ft) to 2.1 m (7 ft). The variance would allow the prominent front entrance canopy and would ensure that the top floor balconies have sufficient weather protection.
2. Section 6.2.10(c) by increasing the width of permitted balcony projections on the north elevation from 50 percent of the building face to 62 percent. The additional width is created by the large corner-unit balcony design. All balconies meet the maximum permitted projection, all other elevations are compliant with the width requirements and the design is not expected to impact 15B Avenue. A rendering of the north elevation facing 15B Avenue is provided in the architectural drawings in Attachment E.
3. Section 9.2.1, by varying the requirement for an off-street loading space to allow the space to be provided on the street instead. This design allows for a loading space on 55A Street near the main entrance that can be used for delivery drop-off. An additional off-street space is provided from 15B Avenue to enable garbage staging and collection. Similar on-street loading space designs have been used successfully for other buildings in Delta, and the variance request has been supported by Engineering for this project.

Approval of the development variance permit for this application is delegated to the General Manager, Development.

Building Design:

The proposed six-storey building includes a bright, contemporary design that is articulated to add visual interest and rhythm along the building elevations. The main pedestrian entrance is from 55A Street, and the vehicle entrance is from 15B Avenue. The building has a coastal aesthetic intended to complement the beach community of Tsawwassen. Architectural elevations and renderings are provided in Attachment E. The proposed building would be different in character from the lower density housing to the west, but

the apartment building form aligns with other apartment buildings located to the north, east and south of the site. Street improvements would include installing new sidewalks, boulevard, street lighting and street trees on all three frontages, and a parking pocket on 55A Street.

As the subject site is not in a development permit area, the owner would be required to enter into a Section 219 Covenant to address building design and landscaping requirements. Staff will continue to work with the applicant on minor refinements to the architectural and landscaping plans before the covenant is finalized.

Tree Removal, Replacement and Landscaping:

There are 42 trees on the subject site, all of which are proposed to be removed to accommodate the excavation of the underground parkade. There are also 18 street trees which are proposed to be removed. The owner is proposing to plant 66 on-site replacement trees, 29 street trees and provide cash-in-lieu for the remaining trees.

Tree planting and landscaping along all sides of the site would ensure a mix of sun and shade in the common and private outdoor areas. The west facing courtyard includes walkways and areas for outdoor seating. Ground-level units contain direct access to at-grade patios on all sides of the building. A copy of the landscape plan is provided in Attachment F. Staff will continue to work with the applicant on minor refinements to the landscaping plans to confirm that the outdoor space and tree planting requirements are met. The owner would be required to provide landscaping and replacement tree security deposits and cash-in-lieu of tree replacement.

Traffic Impacts:

The owner has submitted a Traffic Impact Assessment prepared by R.F. Binnie and Associates Ltd. to evaluate the anticipated traffic volumes generated by the proposed development and other recently approved and proposed developments in the area. It is available on the Let's Talk Delta website (<https://letstalkdelta.ca/lu009824>).

The study indicated that the proposed development is expected to generate 66 net new vehicle trips in the AM peak hour and 69 net new vehicle trips in the PM peak hour. The study also reviewed intersections in close proximity of the development and concluded that only minimal impacts on traffic operations are anticipated at study intersections from the subject proposal and other developments, with marginal increases in average vehicle delays of 22 seconds or less.

Implications:

Financial Implications – The proposed development would generate an estimated \$152,000 in annual property tax revenue. A community amenity contribution of \$1,000 per unit (\$177,000 total) would be provided in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

Interdepartmental Implications – The owner would be required to comply with the regulations as set out in the “Delta Development and Subdivision Standards Bylaw No. 8288, 2024” and enter into a Development Agreement. The owner would need to provide a 3 m x 3 m (10 ft x 10 ft) corner truncation at the intersection of 14B

Avenue and 55A Street and 15B Avenue and 55A Street. Subject to Council's consideration of this development proposal, the General Manager of Engineering would accept the variance for a modified local road standard cross-section along 14B Avenue, 55A Street and 15B Avenue development frontages.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the net new 170 units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028 in order to be counted towards the Housing Target Order.

The Delta School Board estimates that the enrollment yield from the proposed development is estimated to be within the operating capacity of Cliff Drive Elementary School and within historical enrolment numbers accommodated at South Delta Secondary School.

▪ **CONCLUSION:**

The owner is proposing a six-storey multi-unit residential development with 177 units and three levels of underground parking at 5535 14B Avenue, 1500, 1512 and 1524 55A Street and 5550 15B Avenue. The application is consistent with the Official Community Plan. It is recommended that Bylaw No. 8514 be given first, second and third readings.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Janet Zazubek, Planner
JZ/rl

This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

▪ **ATTACHMENTS:**

- A. Bylaw No. 8514
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Consultation Summary
- E. Architectural Plans and Renderings
- F. Landscape Plans