

**Mayor & Council**

**From:** Zenna Latham s.22(1) Personal and Confidential  
**Sent:** July 16, 2025 3:22 PM  
**To:** Mayor & Council  
**Subject:** File no. LU009792[bylaw 8516]

TYPE: REFERS TO #13.6DEPT: DEVA.T. #: 148981Comments: Regular Council  
Jul. 28/25

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Dear Mayor and Council

**A**genda  
FILE #

6700-20

We are opposed to the construction of the 5 townhouses at 5517 18 Avenue. They will not fit in with our neighborhood as we are single family homes. Parking is already a premium on 18th Avenue and will be non-existent with construction vehicles and town house owners. Construction will impede access and egress from and into Candlewyck Wynd.

Thank you for your consideration

Zenna Latham and Michael Stec

5498 Candlewyck Wynd

**Mayor & Council**

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**From:** Kim English s.22(1) Personal and Confidential  
**Sent:** July 23, 2025 11:29 PM  
**To:** Hayley Burns; Mayor & Council  
**Cc:** Kim English  
**Subject:** Response to Rezoning Application File: LU009792  
**Attachments:** Letter for LU009792-July 23 2025.pdf

**TYPE:** REFERS TO # 13.6  
**DEPT:** DEV  
**A.T. #:** 149010  
**Comments:** Regular Agenda  
Jul. 28/25

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**A** genda  
**FILE #** 6700-20

Please accept this email and attached letter, responding to the above.

If you have any questions or concerns please do not hesitate to contact me at this email address or my cell phone s.22(1) Personal and Confidential

Thank you,

Kim Spetifore (English)

**Kim E Spetifore (English)**

5529 18<sup>th</sup> Avenue

Delta, BC

V4M 2J1

**s.22(1) Personal and Confidential**

**Date:** July 23, 2025

**Attention: Mayor and Council**

**City of Delta**

4500 Clarence Taylor Crescent

Delta, BC V4K 3E2

mayor-council@delta.ca

**Concerns Regarding Development File No. LU009792 (Bylaw No. 8516)**

**Application for rezoning to enable construction of a five-unit (3 Storey) townhouse development at 5517 18<sup>th</sup> Avenue, Delta BC**

We are writing as concerned residents regarding the proposed development identified above.

While we understand and support thoughtful development in our community, we have several concerns about the scale and impact of this proposal as currently presented.

**Height and Density:**

The proposed height and overall density of the structure are not in keeping with the existing character of the neighborhood. The development is significantly taller and more intensive than surrounding properties, which would alter the aesthetic and residential feel of the area.

**Parking Concerns:**

There is already a shortage of available street parking in this neighborhood, exacerbated by the nearby business park to the north, the commercial & residential development bound by 56<sup>th</sup> Street & 55A Street and the Southlands Private School (students & staff), that is more than doubling in size. Presently, vehicles are being left on 18<sup>th</sup> avenue for storage & recreational use. The proposed development would add further pressure on public parking unless adequate onsite parking is ensured for both residents and visitors which we believe they would/could not.

**Public Footpath and Pedestrian Safety:**

We strongly reject the addition of a public footpath along the development site.

The existing pathway north of the subject property is not a designated path, however has evolved through community & corporate citizens maintaining and "allowing" the pathway to exist.

An additional designated pathway, in the location suggested, creates a dynamic change and security issue for both 5517 & 5529. Again, this is totally unacceptable.

2.

July 23, 2025

**Concerns Regarding Development File No. LU009792 (Bylaw No. 8516)**

**Application for rezoning to enable construction of a five-unit (3 Storey) townhouse development at 5517 18<sup>th</sup> Avenue, Delta BC (cont'd)**

**Architectural Design:**

The design of the proposed building does not reflect the architectural style of the neighborhood, nor does it reflect more recent developments which have adopted a more cohesive and community-oriented design approach. We believe more consideration should be given to maintaining the visual and cultural continuity of the area. Further, the height of this “cubic” design creates obstructions, abruptness and darkness all around.

In conclusion, we respectfully request that City Council and staff carefully reconsider the current form of this proposal. We urge the City to work with the developer to reduce the height and density, ensure adequate parking provisions, and redesign the project to better integrate with the surrounding community.

Thank you for the opportunity to provide input. We appreciate your attention to our concerns and your ongoing commitment to responsible planning.

Sincerely,

*Kim Spetifore*

Kim Spetifore

CC: Hayley Burns, Planner hburns@delta.ca