



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009894**

From: **Development Department**

Date: **August 25, 2025**

New Rezoning Application Received for a Six Storey Apartment on 87 Avenue

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 a new rezoning application that has been received for the properties at 11853 and 11867 86A Avenue and 11854, 11868 and 11872 87 Avenue, and to provide information on the consultation process for this application.

▪ **DISCUSSION:**

The subject application is for rezoning to accommodate the redevelopment of the subject properties into a six-storey apartment building containing 116 residential units and having vehicular access from 86A Avenue. This application is consistent with the Official Community Plan (OCP) designation of Scott Road Corridor (SRC). A location map and aerial photo are provided in Attachment A and a site plan and perspective view drawing are provided in Attachment B.

Consultation Process:

Under "Development Application Procedures Bylaw No. 8347, 2023", the General Manager of Development has the discretion to determine appropriate consultation for an application, considering the scale, complexity and potential impact of the proposed development. In the case of the subject application, the following consultation process will be carried out:

- Placing public notice signs on each street frontage of the subject site;
- Sending a notification letter to the surrounding property owners to advise them of the proposed development;
- Using social media platforms on the City of Delta's social media accounts to notify of the application and ask for public feedback;

- Publishing a project webpage on the Let's Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments; and
- Hosting one in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the rezoning application for the properties at 11853 and 11867 86A Avenue and 11854, 11868 and 11872 87 Avenue.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Hayley Burns, Planner
HB/ja

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Site Plan and Perspective View Drawing