

Mayor & Council

From: James Zaitsoff
Sent: May 22, 2025 10:46 AM
To: Mayor & Council
Cc: Emma Adams; James W. Zaitsoff; Development
Subject: COMMENTS - May 26, 2025 Hearing - Rezoning, Road Closure and Cancellation - File No. LU009735 (Bylaws No. 8477 and 8499) - Comments in response to Notice of First, Second and Third Readings

42 MAY 23 1:32 PM
TYPE: Refer to 7.2
DEPT: DEV to reply
A.T.#: 148659
Comments: May 26, 2025 Regular Agenda

A genda
FILE # 6630-01

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

Dear Members of the Planning Office and City Council,

I am writing in response to the recent notice regarding the proposed subdivision of two residential lots and a section of City-owned roadway in our neighbourhood, with the intention of creating four lots, each to be developed with a fourplex.

As a resident of this neighbourhood, my family and I are deeply concerned about the scale and nature of this proposed development, particularly in light of the narrow configuration of the lots, the extensive removal of mature trees, and the potential transformation of the existing character of the neighbourhood.

We want to note that we were previously supportive of the earlier proposal to redevelop this area into seven homes. That plan struck a balance between increased density and respectful integration with the surrounding neighbourhood. In fact, we relied on the approval of that project and personal assurances of one of the developers, as well as how our area was zoned in the changed OCP, before proceeding with extensive renovation and investment in our home. However, this new proposal significantly exceeds that scale and appears to be an attempt to bypass the intent of the Official Community Plan in order to facilitate what is, in effect, a de facto townhouse complex. We are not supportive of this manipulation of the OCP, particularly where it involves the sale of City land.

We appreciate the pressure the City is under from the Provincial government to approve additional housing units. However, as a resident of the city, I expect my City Council to deal with the difficult issues that arise in increasing density and respecting the OCP—including contending with developers trying to find a workaround for areas not zoned for townhouses under the OCP, and using subdivision and fourplex construction on consecutive lots to build de facto townhouse complexes without providing amenities or having to follow the usual planning considerations that would accompany such developments. It is Council's responsibility to deal with these difficult issues with this particular application.

We are opposed to the proposed sale of the City-owned road to support this development. Retaining this public land would:

- Provide a more appropriate and safer access point for the proposed development,
- Maintain existing street parking, which is a factor with the proposed concentration of so many

fourplexes, and

- Enable the preservation of more mature trees, which are vital for maintaining privacy between the subject property and the neighbours, supporting ecological health, and providing much-needed shade during increasingly hot summers.

As residents who will be directly affected by this development, we urge the Planning Office and Council to consider a more measured approach that supports responsible growth without compromising neighbourhood character, environmental integrity, or the intent of City planning policies.

Thank you for your time and consideration.

Sincerely,

James Zaitsoff and Heather Blair
856 51A Street, Delta B.C. V4M 2X8

Mayor & Council

From: Roy and Susan Cranston
Sent: May 23, 2025 9:56 AM
To: Mayor & Council
Subject: File No.LU009735

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Confidential

TYPE: REFERS TO 7.2
DEPT: DEV
A.T. #: 148666
Comments: Regular Council
May 26/25

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Please refer to our previous correspondence (Nov. 2024) to Planner Emma Adams regarding our concern about this proposal. Apparently 2 parking spaces per unit will be accommodated. Is there accommodation for guest parking or will it be on 8A? We are not opposed to development on this property but are opposed to the density of it on this small area.

We maintain our preference for the original plan for this property that received preliminary council approval in 2023.

Roy and Susan Cranston
5189 8A Ave

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