



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009824**

From: **Development Department**

Bylaw No: **8514**

Date: **September 22, 2025**

Final Consideration and Adoption of Bylaw No. 8514 for a Six-Storey Apartment Building on 55A Street

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8514 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal to rezone the properties at 5535 14B Avenue, 5550 15B Avenue, and 1500, 1512 and 1524 55A Street in order to allow development of a six-storey apartment building containing 177 residential units.

The owner has provided the required fees, security deposits and executed covenants to address building design, landscaping, site servicing, and geotechnical conditions in addition to providing the required statutory right-of-way for a water meter, road dedication and community amenity contributions.

Bylaw No. 8514 (Attachment A) would rezone the five subject properties from Single Detached Residential 1 (RS1) and Duplex/Single Detached Residential 3 (RD3) to Apartment Residential 6 Zone (RA6) to allow a six-storey multi-family apartment building.

- First, Second and Third Readings: July 28, 2025

A project data table and an excerpt of the meeting minutes from the July 28, 2025 Regular Meeting are provided as Attachments B and C, respectively.

The owner has satisfied the requirements for final consideration and adoption of Bylaw No. 8514.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

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

▪ **ATTACHMENTS:**

- A. Bylaw No. 8514
- B. Project Data Table
- C. Excerpt of Minutes from July 28, 2025 Regular Meeting of Council