

72 AVE PRE-ZONING INITIATIVE

Consultation Summary



The City of Delta provides residents with the opportunity to learn more about applications to rezone properties for development and offer comments. The feedback received is provided to staff to consider in preparing a recommendation for the application and to Council to inform their decision. The following is a summary of the feedback received for the 72 Ave Pre-Zoning Initiative as part of the Canadian Mortgage Housing Corporation (CMHC) Housing Accelerator Fund (HAF). Delta received nine comments, including three from the letstalk.delta.ca project website and six comment forms from the public information meeting. The Public Information Meeting held on July 29, 2025 had approximately 60 attendees.

Key themes of the feedback include:

1. Parking and Traffic

- Impacts on neighbourhood street parking.
- Lack of sufficient visitor parking for existing townhouse developments.
- Additional vehicular traffic as a result of new townhouse developments.

2. Density

- Additional strain on local amenities such as parks, commercial uses.
- Potential for four-storey mixed-use developments to serve the neighbourhood.

3. Rebuilding Potential

- Existing single detached/duplex cannot be rebuilt.