

Mayor & Council

OCT 25 9:32AM

From: Hayley Burns
Sent: October 3, 2025 8:44 AM
To: Andrew Green
Cc: Mayor & Council
Subject: RE: File LU009795 6632 Lambert Cresent Rezoning Questions and Concerns

Good morning,

Thank you for your e-mail. Please note that the council report associated with file LU009795 will be available to the public on the City of Delta’s website once published, prior to the Council meeting date. Details regarding the proposed height are available in the report. Please note that the proposed height for the application is consistent with proposed Single Detached Residential 5 Zone (RS5) in “Delta Zoning Bylaw No. 7600, 2017.” Should the final design require an amendment to the maximum height requirements, a request for a variance would be required, which is not uncommon for steeper sloped lots.

Sincerely,

Agenda
FILE # 3030-20

TYPE: REFERS TO 8.2
DEPT: DEV
A.T.#: 149380
Comments: Regular Council
Oct. 6/25



Hayley Burns (she/her)
Planner | City of Delta
Office: 604-946-3332 | Email: hburns@delta.ca

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the sc̓w̓aθ̓ən (Tsawwassen), x̓w̓məθk̓w̓əy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Andrew Green **s.22(1) Personal and Confidential**
Sent: September 30, 2025 10:02 PM
To: Hayley Burns <HBurns@delta.ca>
Cc: Mayor & Council <Mayor-Council@delta.ca>
Subject: File LU009795 6632 Lambert Cresent Rezoning Questions and Concerns

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.

Hello,

I am writing with some questions and concerns about the proposed rezoning of 6632 Lambert Cresent - the property immediately behind my home.

My wife and I went to City Hall on September 26th with the intention of viewing the materials related to this application, as per the notice sent out. In that notice (Notice of First, Second and Third Readings) it was indicated that we would be able to inspect “...the proposed bylaw, detailed maps and other information...” however, there seemed to be none available except a lot sketch which was only viewable across the reception desk on the staff’s monitor and a print out of the applicable zoning bylaws (2 pages with section 11.50.1 thru 11.50.9).

Q/ Are more details available for inspection, especially information relating to the potential height of the new structures?

In the RS5 zoning document provided at City Hall the minimum lot width is 16m or 15m for the smallest allowed lots. The proposed 6632 Lambert lots will be much narrower at 11.4m. I don't believe that this variance should be allowed. Packing in narrow lots will have significant negative impact on the neighborhood.

Q/ What are my options for opposing this minimum lot width variance?

I am also concerned about the height that the new structures will reach, their distance to the back (shared) lot line and the resulting loss of privacy, view, and neighborhood character.

The existing house sits on a built-up mound, so that the structure is above the natural level of the slope at that point. Despite this elevated location, the current house fits well in its lot and surroundings because it is a low structure. However, if a multi-level structure(s) was built from the same, elevated grade it would tower above the surrounding landscape. Situating the base of the new houses as deep as practical in the slope would go a long way to minimizing the impact of the new houses in the surrounding neighborhood.

Q/ Can you let me know how any maximum height restrictions would be calculated on this slope, and what the resulting height above the road would be?

Q/ Are there any steps that can be taken to ensure that the new structures sit as low as possible?

Regards

Andrew and Nina Green
6635 Knight Drive
Delta