

Mayor & Council

From: Amit Saini s.22(1) Personal and Confidential
Sent: October 10, 2025 11:18 AM
To: Mayor & Council
Subject: LU009811 10890 79 ave

TYPE: REFERS TO #12.2DEPT: DEVA.T. #: 149469Comments: Regular Council
Oct. 20125

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Mayor and Council,

A genda
FILE # 3030-20

I am writing again regarding the proposed rezoning and development variance permit affecting our block on 108B Street. My family has lived at **7844 108B Street** for nearly **12 years**. We chose this home because it is a quiet street where our children can safely play outside.

The current proposal would add **six new houses with secondary suites**—effectively **12 additional households**—on our small cul-de-sac, exceeding the number of households on the rest of the street. I am concerned about both the **scale** and the **extent of the requested variances**.

Key concerns

- **Over-intensification:** Adding 12 households on a short, constrained cul-de-sac is disproportionate to existing conditions and will materially change street function and safety.
- **Variance magnitude:** The application relies on **multiple significant variances** (including up to **39 ft** reduction in lot depth and **rear setbacks effectively halved**). This goes beyond “minor” relief and appears to shape the bylaw around the project rather than align the project to the bylaw.
- **On-site parking shortfall:** Shorter lots and reduced setbacks limit driveway depth, pushing vehicles onto the street. This will increase congestion, reduce visibility for children at play, and **impede emergency access**.
- **Neighbourhood fit:** Existing lots on 108B Street average roughly **5,000 sq ft**. Introducing materially smaller lots, enabled only by multiple variances, would **not align with established neighbourhood character**.

Requests

1. **Deny or revise** the application to remove or materially reduce the variances so that any redevelopment fits current zoning intent.
2. Require an **independent traffic/parking and emergency-access assessment** sized to the full 12-household impact.
3. If proceeding, mandate **on-site parking/driveway standards** that prevent spillover to the cul-de-sac and preserve turning radii for emergency vehicles.
4. Ensure **meaningful neighbour consultation** and bring forward a plan that complements rather than disrupts the existing community fabric.

I join several neighbours in urging Council to carefully weigh the scale of these variances and their cumulative effects on safety, livability, and neighbourhood character. We respectfully ask that any development be revised to **fit the street**, not force the street to fit the development.

Thank you for your consideration.

Sincerely,

Amit Saini

Personal Real Estate Corporation

"The Real Estate Guy"

Remax Performance Realty

s.22(1) Personal and Confidential

www.AmitSainiTheRealEstateGuy.com

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ACKNOWLEDGED

DATE

TYPE: REFERS TO # 6.2

DEPT: DEV

Mayor & Council

From: Marc Rops s.22(1) Personal and Confidential
Sent: October 10, 2025 11:26 AM
To: Mayor & Council
Subject: File LU009811 Strong Objection to Development Variance Permit From Street Resident Marc Rops (Home Address Included)

A.T. #: 149473
 Comments: Regular Council Oct. 20 2025

A genda
 FILE # 3030-20

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 Delta Mayor and Council,

I recently received notification of the 1st, 2nd and 3rd readings for 10890 79 Avenue (File LU009811) Bylaw Amendment 8532. We have had a look at the Proposed Rezoning, Development Variance Permit, & Subdivision at Previously (File: LU009031) back in 2020.

We have major concerns here and strongly object to the current rezoning and development variance. Our understanding is there was originally a plan to build 4 single detached units on the potentially rezoned lot with legal suites. Now there is a plan for 6. Four was already too many of them. 6 is completely unacceptable and unfair to all current residents here. The variance shows tiny lots with very little parking. Our street is already completely full of cars. Literally every street spot is being used. The proposal shows the street we live on will be the route of access
 Our street is currently a short dead end. A Cul de sac.

There are multiple families with small children who play in front of or close to their home. Most of the owners have purchased their homes here because of the lack of traffic and Cul-de sac set up. We have all been Delta residents/taxpayers in this area for many years. Adding the six homes will completely change the safety and dynamic of our area. Specifically, too much additional traffic, parking issues, significantly decreased safety, construction and noise for years.

We are not in favor of the development permit at all.
 I know all the residents that I have spoken to on our street feel the same way.

We all strongly protest the application and request a change in its structure

Please let me know if you have any questions here or if there is any more information that I can provide to you.

Sincerely,

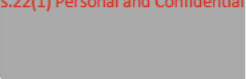
Wendy and Marc Rops

10876 78a Ave.

Delta, BC

V4C-0B4

s.22(1) Personal and Confidential



ACKNOWLEDGED

DATE

Mayor & Council

From: Paul Belzile
Sent: October 16, 2025 3:22 PM
To: Marcie Longshaw
Cc: Mayor & Council; Deepinder Dhaliwal
Subject: RE: File No.LU009811

TYPE: Refers to 6.2
DEPT: Dev
A.T. #: 149484
Comments: Oct 20, 2025

Agenda
FILE # 3030-20

Hi Marcie,

Thank you for taking the time to share your comments regarding the proposed rezoning and development variance permit at 10890 79 Avenue (File No. LU009811). We understand your concerns about the potential impact the development may have on the trees located on your property.

To address your concerns, I would like to draw your attention to [Attachment E](#) in the Council report, which outlines the tree removal and protection plan for the proposed development. Please note the following measures that have been taken to help protect your trees:

- Staff have worked with the applicant to locate the proposed garden suite further to the west side of the lot to increase the distance from your trees.
- Garden suites are not permitted to include basements, which significantly reduces the amount of excavation near the root zones of your trees.
- The builder will be required to install tree protection fencing to help prevent disturbance during construction.
- An arborist must be on-site to supervise any excavation within the tree protection zone related to the building footprint.

Your email will be included on the [October 20, 2025 Regular Council agenda](#) for Council’s review prior to their consideration of the rezoning and development variance permit application.

Regards,
Paul



Paul Belzile
Senior Planner | City of Delta
Office: 604-952-3155 | Email: pbelzile@delta.ca

-----Original Message-----

From: Marcie Longshaw s.22(1) Personal and Confidential
Sent: October 15, 2025 10:57 PM
To: Mayor & Council <Mayor-Council@delta.ca>
Subject: File No.LU009811

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.

Mayor Harvie and Council,

We have lived at 7903 109A street in Delta for 21 years. At the back of our property we have three healthy very large and old Douglas fir trees. We have serious concerns about what impact the excavation of the proposed lot 5 will have on the long term health and stability of these trees. We would request that the developer/city hire an arborist to assess the critical root zone of the trees to ensure they are not accidentally damaged during construction.

Thank you for hearing our concern,

Marcie and Kelly Longshaw

Mayor & Council

From: Alejandrina Salinas s.22(1) Personal and Confidential
Sent: October 16, 2025 11:42 AM
To: Mayor & Council
Subject: Rezoning of 108970 79 Avenue

TYPE: REFERS to 6.2
DEPT: DEV
A.T. #: 149485
Comments: Regular Council Oct. 20/25

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.

In reference to Delta Zoning Bylaw No 7600, Amendment 8532 I strongly oppose the subdivision of the above property into SIX SMALL scale residential lots.

North Delta, specially this neighborhood is not the place for small lots and mini houses.

Years ago I moved from Richmond as the overpopulation was becoming overwhelming. North Delta is a beautiful city. Lets leave it's as is.

In summary I vote NO

A genda
FILE # 3030-20

Amelia Salinas
7847 108 St,
Delta, BC V4C 4C3

ACKNOWLEDGED
[Signature]

Mayor & Council

From: s.22(1) Personal and Confidential
To: Development; Mayor & Council
Subject: FW: File No. LU009811 (Bylaw No. 8532)

TYPE: REFERS TO b:2

DEPT: DEV

A.T. #: 149491

Comments: regular council
Oct. 20/25

From: Ken Cooke s.22(1) Personal and Confidential
Sent: October 15, 2025 6:21 PM
To: Development <Development@delta.ca>
Subject: File No. LU009811 (Bylaw No. 8532)

A genda
FILE # 3030-20

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.

I am contacting you in response to the City of Delta's receipt of an application for development in our neighbourhood at 10890 79 Avenue.

As a resident of 7854 108B Street, I feel strongly that the application for development requiring a zoning bylaw amendment and subsequent subdivision to create six single detached residential lots, and requiring a development variance permit to vary minimum setbacks, lot width, and average lot depth, poses significant threats to congestion, public safety of residents, noise and vehicle emission pollution, and overall well-being and mental health of residents.

A six-property development, each with its own rental suite, would more than double the quantity of households in this very small cul-de-sac. The existing quantity of households with rental suites places demands on this small cul-de-sac for driving access and parking that already exceeds the space and ability of the street to satisfy. The level of vehicle congestion is unsustainable, and this proposal would introduce an additional 18 to 25 vehicles driving through this very small space repeatedly throughout each day -- more than double the current vehicle congestion it currently is already unable to accommodate. The vehicle congestion, and the consequent noise and emissions from an endless traffic jam in this cul de sac, is a significant threat to everyone living here, particularly to our elderly, small children, and health-compromised residents. That is unacceptable, and unreasonable, by any standard. The current owner's desire to monetize their property at 10890 79 Avenue through preferential zoning, subdivision and variance permits cannot be allowed to exceed the rights of adjacent homeowners to the quiet enjoyment of their own properties and neighbourhood.

Our First Responders such as Delta Police, Fire and Ambulance entering the cul-de-sac in response to emergency calls are constantly at risk of not being able to respond to residents' needs. I have personally witnessed countless instances where the existing residents' vehicles and particularly those of their

tenants have completely blocked fire and ambulance vehicles from accessing other residents' homes in response to emergency calls. Understand that our street is so narrow with parked vehicles from residents and tenants that there is no room for emergency vehicles to move around them - they simply are forced to stop in the middle of the road. Adding 6 more households with suites will be simply unsustainable by exacerbating an already unmanageable situation for First Responders.

The variances proposed in the application are considerable for every aspect proposed, and would fundamentally change the character of this neighbourhood. Any development proposed for this property should observe current zoning bylaws, without neighbourhood-destroying amendments and variances on setbacks, lot width, and lot depth. A three property development only is what any plan should consider for 10890 79 Avenue, with mandatory on-property parking for tenants -- not parking on the street, which would infringe severely on current residents and first responders.

This development must be designed to complement our neighbourhood, but in its current form of proposal it will most certainly destroy our neighbourhood. It appears the development plan is determining the bylaws, instead of the bylaws determining the development plan. We call on you to reconsider the substantial variances proposed, and their permanently damaging impact on our day-to-day lives as residents.

This is a widespread concern for the residents, so I urge your advocacy on our behalf to Delta Council to revisit this development plan and revise it to a plan more acceptable to the current format of our neighbourhood.

Regards,

Kenneth Cooke

7854 108B Street, Delta, BC V4C 7Z9

Mayor & Council

From: Lora Chandra s.22(1) Personal and Confidential
Sent: October 16, 2025 10:42 PM
To: Mayor & Council
Subject: File No. LU009811 (Bylaw No. 8532)

TYPE: Refers to 6.2
DEPT: Dev.
A.T.#: 149497
Comments: Oct 20, 2025

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I don't understand why the plan is ignoring the obvious and best access to the proposed 6 lots subdivision from 108B St. This is a logical place to enter where there is an existing road with only a short extension required. The entrance from 79 Ave can remain as a convenient foot access.

Respectfully submitted,
Lora (Hannelore) Chandra
10854 79 Ave.
Delta, V4C 7Y2

A genda
FILE # 3030-20

UNRECORDED
DATE 10/16/25