



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009901**

From: **Development Department**

Date: **October 7, 2025**

**New Rezoning Application Received for a Stacked Townhouse Development on
52 Street and 7A Avenue**

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

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to advise Council of a new rezoning and development variance permit application that has been received for the properties at 686 52 Street and 5236 7A Avenue, and to provide information on the consultation process for this application.

▪ **DISCUSSION:**

The subject application is for a rezoning and development variance permit to accommodate the development of a 50-unit stacked townhouse development. A location map and aerial photograph are provided in Attachment A.

The subject properties are designated Mixed Residential (MR) in the Official Community Plan (OCP). This designation is intended to provide opportunities for low density ground-oriented and 'missing middle' forms of housing focused on areas close to services and transit. The principal building types envisioned under this designation are houseplexes, townhouses and rowhouses up to three storeys in height. The proposed stacked townhouse use is consistent with the MR designation. Initially, the applicant proposed the subdivision of one lot to accommodate a single detached house; however, this form is not consistent with the MR designation. A site plan and renderings are provided in Attachment B.

In response to early feedback from staff, the applicant has agreed to convert the single detached residential lot shown on the southwest portion of the site into two townhouse units, and this area would be incorporated into the townhouse site. The two additional townhouse units are included in the 50 total units proposed.

As the application is at a preliminary stage, aspects of the proposal may change in response to detailed staff review and comments received from Council or the community.

Consultation Process:

Under Section 27 of “Development Application Procedures Bylaw No. 8347, 2023”, the General Manager of Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities considered to be affected by the proposed development. In the case of the subject application, the following consultation process will be carried out:

- Placing public notice signs on each street frontage of the subject site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development. Using social media posts on the City of Delta’s social media accounts to notify of the application and ask for feedback.
- Circulating the application to internal city departments and external agencies including the Delta School District for comments.
- Publishing a project webpage on the Let’s Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments.
- Hosting one in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must not be held for rezoning bylaws for residential developments that are consistent with the Official Community Plan.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the new application for the properties at 686 52 Street and 5236 7A Avenue.



Doreann Mayhew, P.Eng
General Manager, Development

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DD/rl

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photograph
- B. Site Plan and Renderings