



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009921**

From: **Development Department**

Date: **October 16, 2025**

New Rezoning Application Received for a Six-Storey Seniors Affordable Rental Building with Community Centre on 54A Street

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 permit application that has been received for the property at 1050 54A Street and to provide information on the consultation process for this application.

▪ **DISCUSSION:**

The subject application is for a rezoning and development permit to accommodate the redevelopment of the subject property into a six-storey purpose-built seniors' affordable rental building containing 143 units and a community centre on the ground floor. This application is Phase 2 of KinVillage and the residential portion would receive funding through BC Housing's Community Housing Fund. The costs for construction of the community centre would be separate from the BC Housing funding opportunities and is still to be confirmed. An Official Community Plan amendment was approved by Council in 2019 to allow for the long-term redevelopment of the KinVillage complex to accommodate additional seniors' housing units, care beds and associated uses. This application is consistent with the Neighbourhood Centres and Corridors (NC) designation in the Official Community Plan (OCP).

Through the BC Community Housing Fund, a capital grant and ongoing operating subsidies, will allow for a mix of subsidized, rent geared to income, and low-end of market housing, all while ensuring that existing residents do not face displacement or increased monthly rent payment. Through the same funding, the development of Phase 1 of KinVillage, located north of the subject property, was approved by Council in 2022 and an occupancy permit was recently issued for the new building with 152 units of purpose built affordable rental housing for seniors.

A development permit is required to regulate the form and character within the Tsawwassen Neighbourhood Centre and Corridors (SD1-A) development permit area.

A location map and aerial photo are provided in Attachment A, and a site plan and renderings are provided in Attachment B.

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 in consideration of the scale, complexity and potential impact of the proposed development. In the case of the subject application, the following consultation process will be carried out:

- Placing a public notice sign on the street frontage of the subject site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development.
- Circulating the application to internal city departments including Parks, Recreation and Culture, and external agencies for comments.
- Using social media posts on the City of Delta’s Facebook, Twitter and Instagram accounts to notify of the application and ask for feedback.
- Publishing a project webpage on the Let’s Talk Delta platform, including details of the project as well as providing an online platform for receiving public comments.
- Public Information meetings are optional at the discretion of the General Manager, Development. The proposal is consistent with the OCP and is phase 2 of the KinVillage redevelopment plan. A public information meeting would be scheduled if a significant amount of public correspondence is received in response to the public notification letter.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the new rezoning and development permit application for the property at 1050 54A Street.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Ada Liu, Planner
AL/jl

▪ **ATTACHMENTS:**

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