

Dear Alex and City Council,

I hope this message finds you well. Firstly, I would like to extend my sincere gratitude to the City of Delta staff such as Alex as well as others for their continued support and help in a time of uncertainty and financial hardship.

My name is Satinderjit Wahlla, and I am a developer currently involved in two projects in the City of Delta: a completed six-lot subdivision at 11142 River Road, and an ongoing development at 11067 River Road.

The 11142 River Road project is now on the market. However, there have been zero sales to date due to the current condition of the market. Meanwhile, the 11067 River Road project has experienced delays. I vacated the property in July 2024 in anticipation of demolition and servicing work, following the City's initial feedback that winter demolition was permissible.

However, my geotechnical consultant advised against winter demolition due to slope stability risks. Although the City allowed me to proceed at my own risk, I ultimately chose to defer based on expert advice and safety concerns.

In addition, financial pressures and market conditions required me to redirect funds originally intended for this site to meet debt obligations tied to the 11142 River Road project, particularly with CW Bank.

I currently have a project in Port Moody nearing completion, and the sale of one lot is expected to provide the liquidity needed to resume work. Given the slope classification of 11067 River Road, construction can only occur between May 31 and September 30. Therefore, I respectfully request a minimum one-year extension on the TLA to allow time to secure funding and begin work in Spring 2026. In the meantime, I am hopeful that one of my other projects will sell and I will financially be in a better position to proceed with the subject project.

The City of Delta staff has recommended that I obtain approval from Council for an extension on my project. I am appealing to you for your support in granting this decision for a minimum of a one year extension. I have already invested 17 years navigating the regulatory process to bring this project to its current state of readiness, and the current delay is imposing significant financial strain.

Your assistance in advocating for this extension is sincerely appreciated. I remain fully committed to completing the project responsibly and in full compliance with City regulations once I am financially able. Thank you for your time and consideration.

Many thanks

**Sat Wahlla**

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