



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **LU009955**

From: **Development Department**

Date: **January 6, 2026**

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**New Rezoning Application for a Six-Storey Mixed-Use Rental Building at  
1505 56 Street**

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

▪ **RECOMMENDATION:**

THAT this report be received for information.

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▪ **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 1505 56 Street and to provide information on the consultation process for this application.

▪ **DISCUSSION:**

The application is for a rezoning and development permit to allow a six-storey mixed-use building with four commercial units on the ground floor and 45 rental apartments above. At grade and underground parking is proposed and would be accessible from the rear of the site on 55B Street. This application is consistent with the Official Community Plan designation of Neighbourhood Centres and Corridors (NC). A location map and aerial photo are provided in Attachment A, and a site plan and renderings are provided in Attachment B.

A development permit is required to regulate the form and character within the Entrance to Tsawwassen (SD1-B) development permit area.

This application is at a preliminary stage and aspects of the proposals 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 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 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.
- Posting on social media platforms to notify residents of the proposed development.
- 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 an 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 mixed use developments that are consistent with the Official Community Plan and where the residential component of the development accounts for at least half of the gross floor area of the building.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the new rezoning and development permit application for the property at 1505 56 Street.



Tanya Mitchner  
Acting General Manager, Development

Department submission prepared by: Janet Zazubek, Planner  
JZ/jl

▪ **ATTACHMENTS:**

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