

## Mayor & Council

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**From:** Ben Martin s.22(1) Personal and Confidential  
**Sent:** April 16, 2026 3:17 PM  
**To:** Mayor & Council  
**Subject:** RE: Opposition to Development Application LU009770 – 60B Street

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**A** genda  
FILE # 0550-20

TYPE: REFERS TO # 9.3  
DEPT: DEV to reply  
A.T. #: 150601  
Comments:

Attention; His Worship Mayor Harvey and Members of Council,

I am writing to formally express my opposition to the proposed development application for 4739 and 4749 60B Street (File No. LU009770).

I have been a resident of this neighbourhood for over 20 years. During that time, I have seen significant changes that have altered the character and safety of our community. What was once a quiet, family-oriented neighbourhood—where children could safely ride their bikes and seniors could walk comfortably in the street due to challenging sidewalk slopes—has increasingly become a corridor for through traffic.

Today, we are experiencing higher vehicle speeds, increased traffic volume, and a noticeable rise in transient foot traffic. These changes have introduced real safety concerns for both children and seniors, and have fundamentally shifted the feel of our neighbourhood from a safe, local street to what is becoming a thoroughfare.

The proposed development—16 townhouse units in two three-storey buildings—will only intensify these issues. Increased density at this scale, without corresponding infrastructure or traffic mitigation, will further strain an already stressed environment.

I would also like to share observations from recent council proceedings. On January 19, I attended a council meeting where Councillor Kruger expressed frustration with the impact of the Official Community Plan on our community. Mayor Harvey echoed these concerns, stating that “enough was enough” and indicating that council would seriously consider a freeze on development.

However, in subsequent meetings, I have witnessed residents take the time to write letters and attend in person, only to leave feeling discouraged and unheard from council, aside from Councillor Guichon. Many feel their concerns are not being meaningfully acknowledged. With limited opportunity for residents to speak at council meetings, there is a growing sense that the community does not have an effective voice in decisions that directly impact their daily lives.

I urge Council to:

1. Reject or pause this development application on 60B Street.

- 2. Reconsider the pace and scale of development in established neighbourhoods.**
- 3. Create more meaningful and accessible avenues for residents to be heard.**

**With a municipal election approaching, this is a critical opportunity for Council to demonstrate that it is listening to and representing the concerns of its residents.**

**Thank you for your consideration.**

**Sincerely,**

**Ben Martin  
4632 60B Street  
Delta, BC, V4K 3L1**

**Mayor & Council**

**From:** s.22(1) Personal and Confidential  
**Sent:** April 21, 2026 11:27 AM  
**To:** Mayor & Council  
**Subject:** File No. LU009770 (Bylaw No 8565)

**TYPE:** REFERS TO # 9.3  
**DEPT:** DEV  
**A.T. #:** 150615  
**Comments:** Regular Council  
Apr. 21/26

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My name is Andrew, my wife Linda and I live in the single family home at 4759 60B St, on the north side of this development proposal.

**A** genda  
 FILE # 6700-01

We are writing to oppose this development.

This development will be too close to neighbouring single family homes, squeezing two, three-storey buildings containing 16 units on two small parcels of land. Now the applicant wants to reduce the minimum width of the landscape strip along the north and south sides of the property from 5 ft to 4 ft!

In addition, after conversations with the City Planner in charge of this application it has come to our attention that any development needs to be set back at least 5 ft from the existing drip/spread of any tree on the south line of our property..

The proposed three-storey buildings built so close to our property will cause a significant loss of privacy and livability for us.

We understand the need for more housing but it shouldn't be at the expense of creating an unlivable environment for people already residing in the single family homes in the area.

If this development goes ahead it will put us in a no win situation.

Unlivable environment for ourselves and unable to sell or rent as no one would be happy living next to these 16 townhomes so close to the property.

Bassi's philosophy on their website reads:

"COMMUNITY IS FOR EVERYONE"

"Our commitment to this ethos is reflected in what we build. Each of our developments are authentic to the community, true to the landscape, **and enhance the lives of not just their inhabitants, but also those who surround them.** There is so much that goes into creating spaces where people can thrive, but at Bassi, we're always putting connection at the forefront."

Putting two, three-storey buildings so close to neighbouring single family homes is not enhancing the lives of those who surround them!

It is also concerning that the applicant has had to request a number of variances in order to squeeze this development on the two properties he has purchased.

If development of this type is to be approved for this area then the applicant should include the single family homes that currently exist in the area and are directly affected by this proposed development instead of trying to squeeze these 16 townhomes on two small parcels of land thereby creating an unlivable environment for the existing residents in the single family homes.

Sincerely,  
Andrew Siwicky and Linda Brydon  
4759 60 B St,  
Delta, BC  
V4K 3K9



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**Mayor & Council**

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**From:** Andre S s.22(1) Personal and Confidential  
**Sent:** April 21, 2026 2:57 PM  
**To:** Mayor & Council  
**Subject:** Fwd: LU009770 - townhouses on 60B Street

**TYPE:** REFERS TO # 9.3  
**DEPT:** DEV  
**A.T. #:** 150623  
**Comments:**

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**A** genda  
**FILE #** 0550-20

Date: Tue, 4 Nov 2025 at 19:17  
Subject: LU009770 - townhouses on 60B Street  
To: Andre S s.22(1) Personal and Confidential

Good afternoon Andre,

Thank you for your feedback regarding the proposed townhouses on 60B Street. Your comments will be reviewed and considered as part of the planning process. A consultation summary of all comments received will be discussed with the applicant as part of the on-going planning process and summarized in a future report to Council.

Please contact me directly if you have any further questions on this proposal.

Sincerely,

**Janet Zazubek, MCIP, RPP**  
Planner | City of Delta



Office: 604-946-3355 |  
Email: [jzazubek@delta.ca](mailto:jzazubek@delta.ca)

4500 Clarence Taylor Crescent | Delta, BC | V4K 3E2

*The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the sc̓áw̓aθ̓ən (Tsawwassen), x̓m̓əθ̓k̓əy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.*

**From:** Andre S s.22(1) Personal and Confidential  
**Sent:** October 30, 2025 9:26 AM  
**To:** Janet Zazubek <[JZazubek@delta.ca](mailto:JZazubek@delta.ca)>  
**Subject:** Fwd: Shared from Delta Optimist: Zoning change to stop 'monster houses' in all of Delta

Good Day Janet,

I had called you 2 times and left a message. Since I have not heard back from you I am sending you this Email voicing our concerns.

I am inquiring about Application LU009770 on 60B street

Last time we spoke you had mentioned that the Developer was to persue his his existing project before he starts any new ones.

With all the glut of unsold townhomes in the lower mainland this not the time or the place to be building this type of housing.

This development in this location seems to be way to large and in our face.

We live at 4759 60B Street and we are **totally apposed to this type of deveopment of 16 town homes on 2 lots @20000 square feet**, it seems to be way out of acceptable density FSR.

When I had asked you about how much I could build on our single lot you had mentioned maybe 4 not 8?

Also we have sent you an article( see below) that we had read in the Optomist concerning this type of situation.

This is not with the vision that Delta had intended with that land use on 60B Street!

The practical way for the density would be to develop the whole block including James House on the end next to the park and all 5 lots or even 6 with the duplex on the end, that would make it more cohesive at the end of the day.

Also he has torn down part of my fence with out Authorization by us that is very unacceptable behavior

Procedure Bylaw Part 20.1(3)

I had approaced him a while back about putting it back and he denied removing it!

He mentioned that he would put back a metal construction fence ,we mentioned that we want our original fence replaced and to this date it has not been replaced.

Regards

Andrew S & Linda B

[https://www.delta-optimist.com/local-news/zoning-change-to-stop-monster-houses-in-all-of-delta-7945381?utm\\_source=Email\\_Share&utm\\_medium=Email\\_Share&utm\\_campaign=Email\\_Share](https://www.delta-optimist.com/local-news/zoning-change-to-stop-monster-houses-in-all-of-delta-7945381?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share)



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ACKNOWLEDGED  
DATE 1/13/12

**Mayor & Council**

**From:** s.22(1) Personal and Confidential  
**Sent:** April 22, 2026 10:45 AM  
**To:** Mayor & Council  
**Cc:** Janet Zazubek; Development  
**Subject:** URGENT OBJECTION & DEFERRAL REQUEST – File LU009770 (4739/4749 60B Street)  
**Attachments:** 1\_Official\_Letter\_of\_Objection\_Shannon.pdf; 2\_Site\_Plans\_4729\_4739\_4749\_60B\_Street\_.pdf; 3\_Misleading\_Context\_Photos.pdf; 4\_East\_Elevation\_Proximity.pdf; 5\_North\_View\_Privacy\_Loss\_Rendering.pdf

TYPE: REFERS TO # 9.3  
 DEPT: DEV  
 A.T. #: 150678  
 Comments: Regular Agenda Apr. 27/26

**Warning:** This email came from outside the City of Delta. links or attachments. Contact the Service Desk (3215)

To Mayor Harvie, Members of Delta City Council, and the City Clerk,

Please find attached our formal letter of objection and request for deferral regarding **File LU009770 (Bassi Properties)**, currently scheduled for first, second, and third readings on **April 27, 2026**. Included with our signed letter are four supporting documents detailing critical misrepresentations in the applicant's site plans and the extreme privacy loss associated with the requested variances. We kindly request that this correspondence and all attached documents be distributed to Council and included in the official public agenda package for the upcoming meeting. Thank you for your time and attention to this urgent matter.

Sincerely,  
 James & Corinne Shannon  
 4729 60B Street

**A** genda  
 FILE # 0550-20

**SUBJECT: URGENT OBJECTION & DEFERRAL REQUEST – File LU009770 (4739/4749 60B Street) – Orphaned Lot, Equity Destruction, & Misleading Application**

To Mayor Harvie and Members of Delta City Council,

We are writing to you as the owners and residents of 4729 60B Street. Our property is a single-story rancher situated directly adjacent to the proposed 16-unit townhouse development under File LU009770 (Bassi Properties), scheduled for first, second, and third readings on April 27, 2026.

We are officially requesting that Council **DEFER all readings** for this application due to the creation of an unviable orphaned lot, severe financial damages, and blatantly misleading application materials.

**1. The Creation of an Orphaned Lot and Severe Equity Destruction**

Council must understand the history of this site. Our property was part of Bassi's original land assembly. In March 2025, the developer abruptly dropped our property from the project. We had to approach the City ourselves to inform them of this collapse, at which point staff advised us to formally request our removal from the application.

This development should never have been allowed to proceed without our property. By allowing the developer to gerrymander this assembly, the City has permitted the creation of a textbook "orphaned lot." Today, trapped next to a proposed 38-foot wall, our property has been severely devalued. No family wants to purchase a single-story rancher shadowed by high-density townhomes, forcing us to absorb a devastating financial penalty to our retirement equity through no fault of our own.

**2. Abandoned Development Plans (Correcting the Planning Narrative)**

We anticipate the Planning Department may suggest to Council that the extreme proximity and variances of Bassi's buildings are acceptable because we previously explored developing our own lot. Council must be aware that **this is no longer the case**. Following our removal from the assembly, we took the high road and spent considerable time and money attempting to design a standalone 6-unit project, as well as exploring alternative building forms suggested by City staff. We have recently concluded—and informed the Planning Department—that developing our isolated lot is completely financially unfeasible. We have pulled the plug on all development. We are now strictly a single-family holding property facing the devastating impacts of a massive development next door.

**3. Misleading Visuals and Extreme Privacy Loss**

Compounding this financial damage, the applicant is requesting extreme variances—such as reducing the landscape buffer to a mere 1.1m (3.6 feet) along our property line—while presenting fundamentally misleading materials to the City to hide the impact:

- **Falsifying Adjacent Land Use:** On the official Concept Site Plan (AC-101), the developer deliberately labeled our privately owned, single-family property as "*CITY PROPERTY ASSOCIATED PARK*." This is a blatant misrepresentation designed to deceive Council into believing this high-density project borders public green space, rather than looming over an existing family home.
- **Obscured Maximum Height:** Building #2 will be built just feet from our property line. The elevation drawings intentionally stop the dimension lines at 10.4m mid-roof, successfully hiding the true 38-foot monolithic massing.
- **Misidentified Context Photos:** In the "Street View" photos, the downward arrow labeled "Subject Site" points directly at *our* private driveway, completely misrepresenting the property lines.

### **Our Request to Council**

City policy should not subsidize developers at the expense of a senior resident's retirement equity. Furthermore, the City should never approve extreme setback variances based on contextual drawings that literally erase adjacent homes and label them as public parks.

We respectfully request that Council **DEFER the readings for LU009770** until the applicant provides accurate, honest contextual drawings to the Planning Department and addressing the severe privacy and valuation impacts on our orphaned property.

Sincerely,

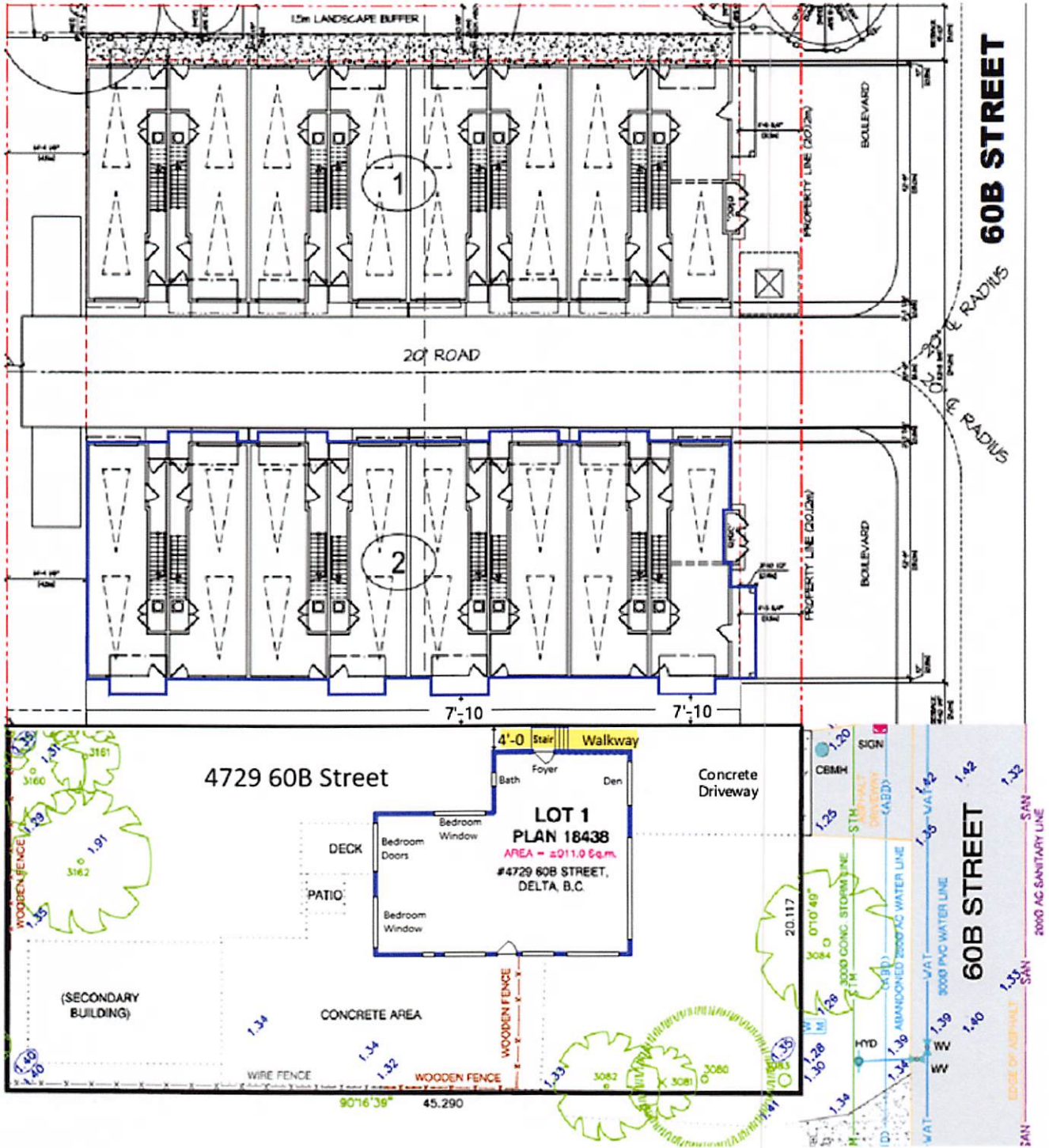


James & Corinne Shannon

4729 60B Street, Delta BC

*(Attachments: 4 PDFs detailing Misleading Site Plans, Height Misrepresentations, and Scaled Privacy Loss Renderings)*

Our recent site survey (4729 - 60B) is presented here alongside Conceptual Site Plan Drawings AC-101. With our 4-foot setback, the requested 1.1m landscape variance leaves zero room for trees to screen the 3-story building



City Property - Association Park





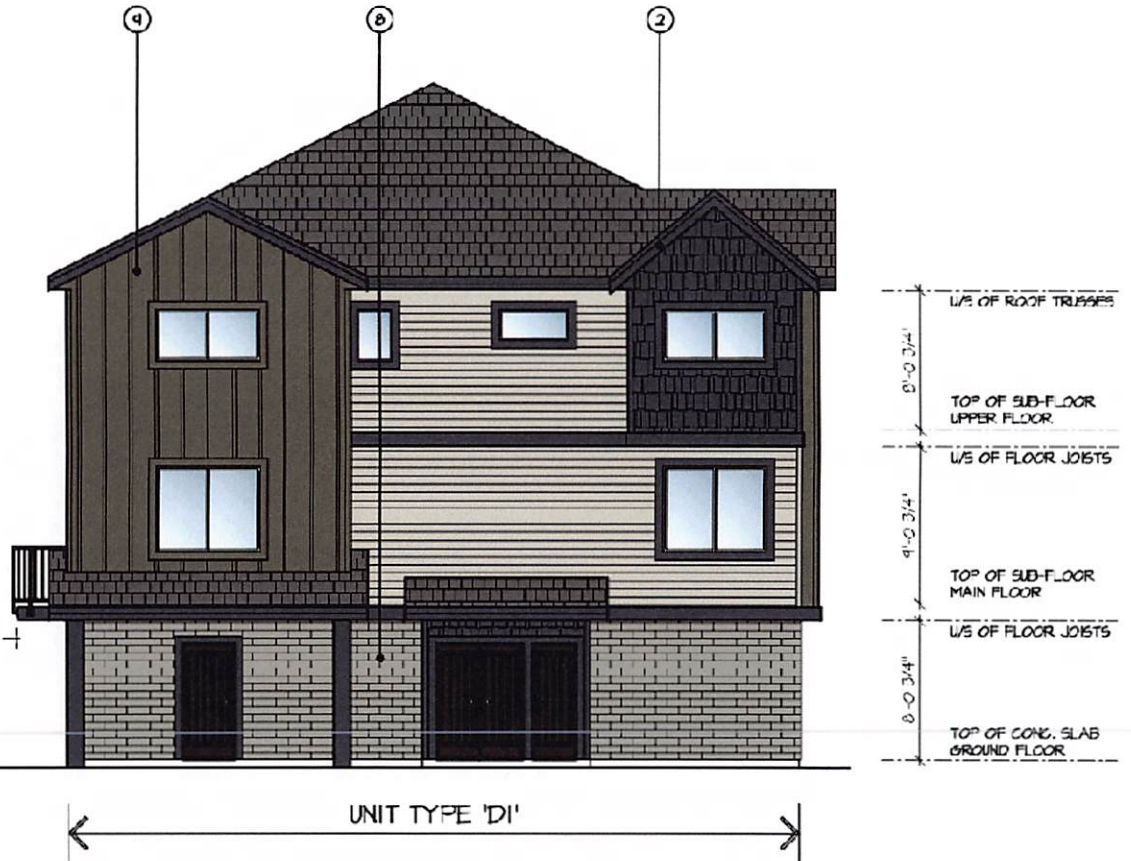
The East Elevation shown here illustrates the proximity of the balconies to our entranceway. These balconies are positioned 7'-10" from the property line, while our residence is situated 4ft from the property boundary on the north side.



7'-10"  
4'-0"

Stair & Walkway

**BUILDING #2 EAST ELEVATION**  
SCALE : 3/16" = 1'-0"



**BUILDING #2 EAST ELEVATION**  
SCALE : 3/16" = 1'-0"

8'-0 3/4"

**Neighborhood Transition Failure & Severe Overlook** Standard municipal practice requires a sensitive transition (such as orienting a windowless "gable-end") when townhomes border an existing single-family lot. Because our property was orphaned from the assembly, this application instead forces an 8-unit "broadside" directly against our shared property line. This rendering illustrates the resulting severe overlook. Compounding this failure in neighborhood transitioning, the requested 1.1m landscape variance permanently eliminates the physical space required to plant a mature tree canopy to mitigate these sightlines.

