



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009745**

From: **Development Department**

Bylaw No.: **8508**

Date: **June 24, 2025**

Application Date: **September 17, 2024**

Chisholm Street Mixed-Use Rezoning Application in Ladner Village

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

▪ **RECOMMENDATION:**

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8508.

▪ **PURPOSE:**

The purpose of this report is to present Zoning Amendment Bylaw No. 8508 (Attachment A) for Council's consideration. The proposed bylaw would establish a new six-storey mixed-use zone for Ladner Village in Delta's Zoning Bylaw and rezone the Delta-owned properties at 4940, 4952 and 4958 Chisholm Street, and 4910, 4914, 4918 and 4926 Delta Street to the new zone to allow for future development under the "Getaway Here" Tourism Accommodation project. A location map and aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject site comprises seven properties located in the community of Ladner, bounded by Chisholm Street to the north, Delta Street to the west, Trenant Lane to the south, and Elliott Street to the east. The properties are owned by the City of Delta, and all structures on the lots have been demolished.

Ladner Village Revitalization:

In 2020, following a multi-year process involving community members and local businesses, the Ladner Village Renewal Advisory Committee (LVRAC) provided recommendations to Council for revitalizing Ladner Village. The Committee identified the Delta-owned surface parking lots at 4952 and 4958 Chisholm Street as well as the Delta Museum Annex site at 4910, 4914 and 4918 Delta Street as prime locations for development. In April 2024, the City purchased properties on the block to establish a larger lot for redevelopment and initiated a feasibility study to determine the viability of a tourist accommodation development on the subject site.

The “Getaway Here” project was established to collect public feedback in Summer 2024, inviting residents to share ideas on how the proposed development could fit within the community and complement Ladner Village. Feedback gathered through this process helped shape the criteria for the expression of interest (EOI) for a new tourist accommodation development. The results of the engagement and the EOI were reviewed by Council at the September 23, 2024 Regular Meeting. The subject application was initiated by Delta to streamline the process for the developer who secures the rights to develop the subject site. Five submissions were received in response to the EOI and a shortlist of proponents has been invited to submit detailed proposals by September 15, 2025.

Council Policy:

The Official Community Plan (OCP) designation for this site is Urban Centres (UC). This designation is intended to create vibrant urban centres with the greatest diversity of housing, shopping and other opportunities to meet daily needs in a walkable environment served by transit. Main building types include mid-rise residential and mixed-use buildings with a height of up to six storeys. The proposed zone is consistent with the UC designation.

The current zoning of the subject properties includes Low Impact Industrial (I1), Service Commercial 2 (CS2) and Public Use (P). Properties in the general vicinity of the site are zoned Special Low Impact Industrial (I1S), Core Commercial (C1), Service Commercial 2 (CS2), Public Use (P), Single Detached Residential 1 (RS1), and Comprehensive Development Zone (CD).

The subject site is located within the Ladner Village Core (LVC) Development Permit Area, which establishes guidelines for revitalization, form and character of development, energy and water conservation, greenhouse gas reduction, and protection from hazardous conditions. Any future development would be subject to obtaining a LVC Development Permit. Development Permits are delegated to the General Manager, Development.

DISCUSSION:

Proposal:

The City of Delta is proposing to consolidate the subject properties into a single lot with a total area of 4,450 m² (47,899 ft²), as shown in the survey (Attachment C), and to rezone the site to a new Mixed-Use Ladner (MUL) Zone. A project data table is provided in Attachment D.

Community Consultation:

This application has undergone consultation with the public as endorsed by Council at the November 4, 2024 Regular Meeting. A public notification letter regarding the proposal was sent on April 24, 2025 and a public notice sign was installed on the site on May 3, 2025. A Public Information Meeting was held on May 8, 2025 where staff met with 13 attendees and received 3 comment sheets. Between April 25 and May 16, 2025, staff received 7 emails and 69 comment forms through the *Let's Talk Delta* website. In addition,

a petition with 87 signatures was submitted on May 16, 2025 opposing the possibility of a tourist accommodation on the subject site.

Key comment themes include preserving the village character, keeping building heights below four storeys, loss of parking and prioritizing affordable residential housing. A consultation summary is provided in Attachment E. Although the City is presently in a process with short-listed proponents for the development of a tourist accommodation at this location, in response to feedback about the need for more housing opportunities, the “mixed use residential building, limited to residential rental tenure” use was added to the proposed MUL Zone. This creates a zone with greater flexibility and could be applied to other properties in Ladner where consistent with the OCP subject to separate rezoning applications.

Zoning Amendment Bylaw No. 8508 is consistent with the OCP, and a Public Hearing is not required. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:

The City proposes to rezone the subject properties from Low Impact Industrial (I1), Service Commercial 2 (CS2) and Public Use (P) to a new Mixed Use Ladner (MUL) Zone. The rezoning would allow for a future mixed-use development up to six storeys with a maximum height of 24 m (79 ft). Permitted uses would include, but not limited to, hotel, commercial retail, offices, restaurants, secondary residential, accommodation, assembly halls, childcare and education and related services. A project data table is provided in Attachment D.

The MUL Zone is being introduced as a new zone in the “Delta Zoning Bylaw No. 7600, 2017”. It is intended to support development in Ladner Village by establishing regulations for permitted uses, building height and setbacks for new six-storey mixed-use developments, consistent with the Ladner Village Height Map in the OCP.

Future development of the site would be subject to the form and character guidelines in the Ladner Village Core (LVC) Development Permit Area. The LVC guidelines are intended to help new development achieve the revitalization and transformation of Ladner Village while building on and reinforcing elements of the existing development patterns and historical context. Development permits are delegated to the General Manager, Development.

Traffic and Parking Impacts:

A traffic impact study was prepared by Step One Mobility – Planning and Engineering Ltd. to evaluate the anticipated traffic volumes generated by a proposed development that includes a hotel and a combination of other commercial uses such as a restaurant, fitness studio and spa. The study indicated that the future development is expected to generate 73 net new vehicle trips in the AM peak hour and 57 in the PM peak hour. The “Ladner Village Hotel Trip Analysis and Parking Study” has been accepted by Delta and is available on the Let’s Talk Delta website at <http://letstalk.delta.ca/lu009745>. Final parking requirements for any future development would be evaluated prior to issuance

of a development permit based on current Zoning Bylaw regulations. The traffic impact study would be updated based on the future proposal as part of the development permit application.

Implications:

Financial Implications – Delta would be responsible for the costs required to implement frontage and off-site engineering servicing improvements. A separate report will be provided to Council on funding allocation for these works.

Interdepartmental Implications – Delta is proposing to meet or exceed the off-site engineering servicing requirements set out in “Delta Development and Subdivision Standards Bylaw No. 8288, 2024” which includes providing road dedication (including corner cuts and lane dedication), constructing frontage upgrades along Chisholm Street, Delta Street, Elliott Street and Trenant Lane, undergrounding existing overhead utilities, and upgrading the sanitary sewer along Chisholm Street. The future developer would be required to fund the utility service connections and pave the top lift of asphalt on Trenant Lane along with a decorative surface treatment. As part of the lot consolidation, a flood covenant and agreement outlining the servicing obligations will be registered on title.

Intergovernmental Implications – This application was referred to the Ministry of Environment and Parks due to previous industrial activities on the site. The Ministry requires that prior to final consideration and adoption of Bylaw No. 8508, Delta must either obtain a Certificate of Compliance, Approval in Principle or a release from the Ministry. Site investigation and remediation work in support of an application for a Certificate of Compliance is complete and staff are working with a consultant to advance the application through the Ministry’s process.

The subject site is located within an archaeological buffer area. Delta has engaged a consultant working with local First Nations to conduct a site assessment. Excavation was carried out at multiple locations across the site, and a summary report is currently being prepared. Delta or the future developer would be required to contact the Provincial Archaeological Branch prior to the development commencement to determine if an archaeology permit is required.

▪ **CONCLUSION:**

Delta is proposing to consolidate the subject properties into a single development site and rezone it to a new Mixed-Use Ladner (MUL) Zone. The new zone would allow a future mixed-use development up to six storeys with a range of uses including, but not limited to, hotel, commercial retail, offices restaurants, secondary residential accommodation, assembly halls, childcare and education and related services. Redevelopment of this key site would contribute to the revitalization of Ladner Village.

It is recommended that Bylaw No. 8508 be given first, second and third readings.

D. Mayhew

Doreann Mayhew, P.Eng

General Manager, Development

Department submission prepared by: Katya Morenets, Planner

KM/rl

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Corporate Services	Mike Brotherston	MB
Engineering	Steven Lan	SL

▪ **ATTACHMENTS:**

- A. Bylaw No. 8508
- B. Location Map and Aerial Photo
- C. Survey Plan
- D. Project Data Table
- E. Summary of Public Comments