



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **LU009816**

From: **Development Department**

Date: **June 18, 2025**

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**Development Variance Permit at 1112 Skana Drive**

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

▪ **RECOMMENDATION:**

THAT Development Variance Permit LU009816 be issued.

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▪ **PURPOSE:**

The purpose of this report is to present Development Variance Permit LU009816 for Council's consideration. This development variance permit would vary the maximum height to the top of a flat roof in "Delta Zoning Bylaw No. 7600, 2017" to permit a rooftop deck within a single detached dwelling that has been constructed contrary to the issued building permit.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located in the community of Tsawwassen. The 854.5 m<sup>2</sup> (9,198 ft<sup>2</sup>) property contains a two-and-a-half storey single detached dwelling with an in-ground basement and a secondary suite. The site is surrounded by single detached dwellings. A location map and an aerial photo are provided in Attachment A.

**Council Policy:**

The Official Community Plan designation for this site is Small Scale Residential (SSR). This designation is intended for residential uses. Main building types include single detached houses, duplexes, and houseplexes, with a height of up to two-and-a-half storeys. The proposed addition to the single detached dwelling is consistent with the SSR designation.

The current zoning of the subject site and surrounding properties is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas.

The authority to issue minor development variance permits is delegated to the General Manager of Development under the "Development Application Procedures Bylaw No. 8347, 2023". Staff advised the applicant at the building permit review stage that the proposed rooftop deck did not meet the height requirements. The

building design was subsequently revised, and the City issued a building permit that met the height requirements. The applicant proceeded to construct the rooftop deck platform contrary to the issued building permit, and has requested that Council consider issuing a height variance to allow the rooftop deck to remain.

Council may pass a resolution to issue a development variance permit when prior notice has been given to surrounding owners and tenants in accordance with the *Local Government Act*.

▪ **DISCUSSION:**

**Proposal:**

The owner is proposing to complete construction of a 20 m<sup>2</sup> (215 ft<sup>2</sup>) rooftop deck at the rear of the two-and-a-half storey single detached dwelling on the subject property. A project data table is provided in Attachment B and an elevation and roof plan are provided in Attachment C. The owner is requesting a development variance permit to vary Section 11.10.7(a) of “Delta Zoning Bylaw No. 7600, 2017” to increase the maximum height to the top of a flat roof from 8 m (26 ft) to 8.3 m (27 ft).

The owner has noted that the rooftop deck would be used as a garden and greenspace. The single detached dwelling and rooftop deck is currently under construction and nearing completion. The rooftop deck platform together with solid guardrail is situated at the rear of the subject property facing northeast. Stairs still need to be constructed for access. The proposed height to the top of the rooftop deck guardrail is 8.3 m (27 ft), which would be 0.3 m (1 ft) higher than currently permitted. Attachment D includes photos of the relevant portion of the dwelling showing the location and current state of construction of the proposed rooftop deck, as well as views looking northeast.

**Community Consultation:**

In response to the notice of application, two emails were received from the neighbours directly to the rear of the subject property. Both neighbours noted concerns about the impacts on their rear yard privacy if the construction of the rooftop deck is approved to remain.

Notice of Development Variance Permit LU009816 has been provided in accordance with Section 499 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.

**Implications:**

Financial Implications – There are no financial implications to Delta.

▪ **CONCLUSION:**

The owner of the subject property has applied for a development variance permit to permit completion of a rooftop deck addition to a single detached house which is under construction and nearing completion. Development Variance Permit LU009816 is presented for Council's consideration.



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General Manager, Development

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KC/rl

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Elevation and Roof Plan
- D. Site Photos