



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **LU009842**  
From: **Development Department** Bylaw No.: **8506**  
Date: **June 24, 2025**

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**Final Consideration and Adoption of Bylaw No. 8506 at  
11462, 11470, 11478 and 11488 92 Avenue**

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8506 be finally considered and adopted.

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▪ **BACKGROUND:**

This application involves a proposal for a zoning amendment for the four subject properties which would enable additional floor area, reduced building setbacks and a larger building footprint for proposed duplex buildings with in-ground basements and secondary suites on each lot.

Bylaw No. 8506 (Attachment A) would rezone the subject properties from Single Detached Residential 6 (RS6) to Comprehensive Development Zone No. 59 (CDZ59) to allow a larger duplex building than currently permitted on each lot.

- First, Second Reading and Third Readings: June 23, 2025

A project data table and an excerpt of the meeting minutes from the June 23, 2025 Regular Meeting are provided as Attachments B and C respectively. The owner has satisfied the requirements for final consideration and adoption of Bylaw No. 8506.

*D. Mayhew*

Doreann Mayhew, P.Eng  
General Manager, Development

Department submission prepared by: Cody Bator, Planner  
CB/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8506
- B. Project Data Table
- C. Excerpt of Minutes from June 23, 2025 Regular Meeting of Council