



City of Delta  
COUNCIL REPORT  
Regular Meeting

To:	<b>Council</b>	File No.:	<b>LU009660</b>
From:	<b>Development Department</b>	Bylaw No(s):	<b>8518</b>
Date:	<b>June 27, 2025</b>	Application Date:	<b>January 23, 2024</b>

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**Rezoning for Two-Lot Subdivision at 11990 Clark Drive**

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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. 8518.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8518 (Attachment A) to allow subdivision of the property at 11990 Clark Drive into two small scale residential lots. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located in the community of North Delta. The 1,159 m<sup>2</sup> (12,475 ft<sup>2</sup>) corner lot contains a single detached house which would be demolished. The site is surrounded by single detached homes and borders Surrey to the east.

**Council Policy:**

The Official Community Plan (OCP) designation for this site is Small Scale Residential (SSR). This designation is intended for residential uses. Main building types include single detached houses, duplexes, houseplexes, accessory dwelling units, and limited retail and services such as neighbourhood stores, cafes, and childcare with a height of up to two-and-a half storeys. The proposed subdivision is consistent with the SSR designation.

The current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas and permits a single detached dwelling or duplex dwelling, secondary suite, and accessory dwelling unit. Properties in the general vicinity of the site are zoned RS1 and Agriculture (A1).

This application for small lot subdivision was in process prior to the implementation of Provincial small-scale multi-unit housing (SSMUH) regulations, which permit up to four units on the majority of single detached and duplex zoned lots in Delta. SSMUH is intended to expedite approval of multiple units on existing lots by using the building permit application process to replace the need for rezoning or subdivision applications. Should the application be approved, the owners could build additional units on each of the proposed lots (up to a total of 8 units) without further consideration by Council. Going forward, staff intend to review small lot subdivision regulations to determine appropriate minimum lot dimensions for residential subdivision in light of the new SSMUH regulations.

▪ **DISCUSSION:**

**Proposal:**

The subject application includes a request for a zoning bylaw amendment which would enable the subdivision of the property from one to two lots. Each lot would accommodate the construction of SSMUH up to four units and a maximum floor area of 275 m<sup>2</sup> (2,960 ft<sup>2</sup>) on each lot. The owners are proposing to construct a single detached dwelling with a secondary suite on each lot, with an additional coach house on proposed Lot 2. A project data table is provided in Attachment C.

**Community Consultation:**

A public notification letter regarding the proposal was sent on June 6, 2024 and a public notice sign was installed on the site on June 26, 2024. To date, an email from one household expressing opposition to the proposal has been received. Issues of interest include parking and traffic.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8518, as the bylaw is consistent with the Official Community Plan. 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 owners wish to rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 6 (RS6) to permit subdivision into two small scale residential lots. A site plan and subdivision plan are provided in Attachment D. The proposed lots would be 15.5 m (51 ft) and 13.2 m (43 ft) wide with an average lot depth of 33.6 m (110 ft) and 35.7 m (117 ft), and a lot area of 570 m<sup>2</sup> (6,135 ft<sup>2</sup>) and 584 m<sup>2</sup> (6,286 ft<sup>2</sup>), respectively. The surrounding neighbourhood consists of mostly Single Detached Residential 1 (RS1) zoned properties of a similar size to the subject property. The proposed subdivision will result in lots smaller than most properties in the neighbourhood.

**Tree Retention, Removal, Replacement and Landscaping:**

There are seven trees on the subject property, six of which are proposed to be removed. There are also four off-site trees and six street trees, of which one off-site tree is proposed to be removed subject to authorization from the neighbour. The owners would be required to plant replacement trees and/or provide cash-in-lieu of replacement

trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021" and plant one new tree in the front yard of each lot and the exterior side setback of proposed Lot 2 as per Section 7.3.2 of "Delta Zoning Bylaw No. 7600, 2017".

As part of the development application, the City is requiring the applicant to move an existing retaining wall that is located within the municipal boulevard onto the subject property. To complete this work, three of the six street trees will need to be temporarily removed to accommodate construction. Urban Forestry will temporarily remove the three trees and then replant them once the work is complete. The owners will cover the cost of this work.

**Implications:**

Financial Implications – The increased taxes from one additional residence would be \$6,700.

Interdepartmental Implications – The owners would be required to comply with the regulations as set out in the "Delta Development and Subdivision Standards Bylaw No. 8288, 2024" and enter into a Development Agreement. The General Manager of Engineering has accepted the request to vary Section 6.4 and 7.12 of the "Delta Development and Subdivision Standards Bylaw No. 8288, 2024" to allow access to proposed Lot 2 from 120 Street instead of requiring connection to a lower road classification, and to allow a 3 m x 3 m (10 ft) corner truncation instead of 6 m x 6 m (20 ft) at the intersection of 120 Street and Clark Drive.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the three net new units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

▪ **CONCLUSION:**

The owners are proposing to rezone the subject property from Single Detached Residential 1 (RS1) to Single detached Residential 6 (RS6) to enable the subdivision of the property from one to two lots. Each lot would accommodate the construction of SSMUH up to four units and a maximum floor area of 275 m<sup>2</sup> (2,960 ft<sup>2</sup>) on each lot. It is recommended that Bylaw No. 8518 be given first, second and third readings.



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Department submission prepared by: Emma Adams, Planner  
EA/ja

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

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

▪ **ATTACHMENTS:**

- A. Bylaw No. 8518
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan and Subdivision Plan

[https://delta.escribemeetings.com/Reports/Rezoning for a Two-Lot Subdivision at 11990 Clark Drive.docx](https://delta.escribemeetings.com/Reports/Rezoning%20for%20a%20Two-Lot%20Subdivision%20at%2011990%20Clark%20Drive.docx) - Wednesday, July 23, 2025, 3:54:36 PM