



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **LU009776**

From: **Development Department**

Bylaw No(s): **8512**

Date: **July 10, 2025**

Application Date: **November 19, 2024**

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**Rezoning for Two-Lot Subdivision at 5125 Whitworth Crescent South**

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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. 8512.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8512 (Attachment A) to allow subdivision of the property at 5125 Whitworth Crescent South into two single detached 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 Ladner. The 1,082 m<sup>2</sup> (11,647 ft<sup>2</sup>) lot contains a single detached dwelling with a secondary suite which would be demolished. The site is surrounded by single detached dwellings to the north, south and east and Kirkland Mini-Park to the west.

**Council Policy:**

The Official Community Plan designation for this site is Small Scale Residential (SSR). The purpose of this designation is to enhance residential neighbourhoods and provide gentle density housing options. The designation is intended for residential and limited retail and service uses. Main building types envisaged consist of single detached houses, duplexes, houseplexes, accessory dwelling units and local neighbourhood stores, cafes, or commercial childcare facilities with a height up to two-and-a-half storeys and density up to four units per lot. The proposed development is consistent with the SSR designation.

The current zoning of the site is Residential Single Detached 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. Properties in the general vicinity of the site are zoned Single Detached Residential 1 (RS1) and Public Use (P).

The Provincial small-scale multi-unit housing (SSMUH) regulations permit up to four units on the subject property without the need for rezoning or subdivision applications. Should the application be approved, the owner could build additional units on each of the proposed lots (up to a total of eight units) without further consideration by Council.

▪ **DISCUSSION:**

**Proposal:**

The subject application includes a request for a zoning bylaw amendment which would enable the subdivision of the subject property from one to two small scale residential lots. Each lot would be able to accommodate up to four units and a maximum floor area of 250 m<sup>2</sup> (2,691 ft<sup>2</sup>). A single detached dwelling with a secondary suite and a garden suite are currently proposed on each lot. A project data table is provided in Attachment C.

**Community Consultation:**

A public notification letter regarding the proposal was sent on January 30, 2025 and a public notice sign was installed on the site on February 10, 2025. To date, two emails and several phone calls have been received from residents with questions and concerns relating to localized flooding and water runoff due to increased impermeability, given existing issues with standing water during peak rain events at Kirkland Mini-park. Should the application be approved, a lot drainage plan would be required for each lot demonstrating that all storm water would be managed on-site and directed to the municipal storm water system.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8512, 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 owner wishes to rezone the subject property from Residential Single Detached 1 (RS1) to Residential Single Detached 7 (RS7) to permit subdivision into two small scale residential lots. A site plan and subdivision plan are provided in Attachment D. Proposed Lots 1 and 2 would each be 12.2 m (40 ft) wide with an average lot depth of 44.4 m (146 ft) and a lot area of 541 m<sup>2</sup> (5,823 ft<sup>2</sup>). The proposed lots would have similar average lot depths, but significantly smaller lot areas and narrower lot widths than the surrounding properties along Whitworth Crescent South and in the area. There has been only one other application for infill development within the surrounding area. The proposed lots would be the first Single Detached Residential 7 (RS7) along Whitworth Crescent South.

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

There are five trees on the subject property, all of which are proposed to be removed. There are also six off-site trees all of which would be retained. The applicant would be required to plant replacement trees and 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 as per Section 7.3.2 of "Delta Zoning Bylaw No. 7600, 2017".

**Implications:**

Financial Implications – The increased taxes from one additional residence would be \$5,200.

Interdepartmental Implications – The owner 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.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the potential 4 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 owner has applied to rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 7 (RS7) to permit subdivision into two small scale residential lots and the construction of a single detached dwelling with a secondary suite and a garden suite on each lot. It is recommended that Bylaw No. 8512 be given first, second and third readings.



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General Manager, Development

Department submission prepared by: Emily Paterson, Planner  
EP/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8512
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan and Survey Plan