



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009564**

From: **Development Department**

Bylaw No(s): **8511**

Date: **July 10, 2025**

Application Date: **April 20, 2023**

Rezoning for Two-Lot Subdivision at 11129 80 Avenue

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. 8511.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8511 (Attachment A) to allow subdivision of the property at 11129 80 Avenue into two small scale residential lots. A location map and aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in the community of North Delta. The 1,096.3 m² (11,800 ft²) lot contains an existing single detached dwelling which will be retained on Proposed Lot A. The site is surrounded by single detached dwellings with McKittrick Park across the street to the south and Mackie Park one block 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 site is zoned Single Detached Residential 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), Single Detached Residential 2 (RS2), Single Detached Residential 5 (RS5) and Public Use (P).

This application for small lot subdivision was in process prior to the implementation of the Provincial small-scale multi-unit housing (SSMUH) regulations. Should the application be approved, the owners 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 and the retention of the existing home on Proposed Lot A. Each lot would be able to accommodate up to four units and a maximum floor area of 275 m² (2,960 ft²) on Lot A and 249 m² (2,680 ft²) on Lot B. No additional units are proposed on Lot A and a single detached dwelling and secondary suite are proposed on Lot B. A project data table is provided in Attachment C.

Community Consultation:

A public notification letter regarding the proposal was sent on July 11, 2023 and a public notice sign was installed on the site on July 31, 2023. To date, one email was received from a resident with questions about the subject application and requested variance.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8511 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 5 (RS5) to permit subdivision into two small scale residential lots. A subdivision plan is provided in Attachment D. Proposed Lot A would be 18.6 m (61 ft) wide with an average lot depth of 32.5 m (107 ft) and a lot area of 600 m² (6,458 ft²). Proposed Lot B would be 15.4 m (51 ft) wide with an average lot depth of 30.9 m (101 ft) and a lot area of 497 m² (5,350 ft²). The proposed lots would be similar in lot width and size to other Single Detached Residential 5 (RS5) Zoned lots on the block and to the south and smaller in lot width and size to other previously developed lots on the block and the area, the majority of which are zoned Single Detached Residential 1 and 2 (RS1 and RS2).

Development Variance Permit:

The owners are requesting a development variance permit to vary Section 6.2.11(a)(i) in “Delta Zoning Bylaw No. 7600, 2017” by increasing the maximum forward projection of the front elevation of an attached garage from the rest of a single detached dwelling from 3 m (10 ft) to 4.4 m (14.4 ft) for the retained house on Proposed Lot A. This would bring it into compliance with current zoning bylaw requirements. Staff have no objection to the requested variance. Except for the requested variance, the retained house on Proposed Lot A would meet all other Zoning Bylaw requirements. Approval of the development variance permit for this application is delegated to the General Manager, Development.

Tree Retention, Removal, Replacement and Landscaping:

There are seven trees on the subject property, five of which are proposed to be removed. There is also one off-site tree to 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 \$3,200.

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.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the potential 2 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 have applied to rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 5 (RS5) to permit subdivision into two small scale residential lots with the retention of the existing home on Proposed Lot A and construction of a new single detached dwelling with a secondary suite on Proposed Lot B.

It is recommended that Bylaw No. 8511 be given first, second and third readings.



Doreann Mayhew, P.Eng
General Manager, Development

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

▪ **ATTACHMENTS:**

- A. Bylaw No. 8511
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Survey