



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009792**

From: **Development Department**

Bylaw No(s): **8516**

Date: **July 11, 2025**

Rezoning and DVP for a Five-Unit Townhouse at 5517 18 Avenue

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

▪ **RECOMMENDATIONS:**

- A. THAT first, second and third readings be given to Zoning Amendment Bylaw No. 8516.
- B. THAT the owners satisfy the following requirements as a condition of final consideration and adoption:
 - 1. Enter into Section 219 Covenants and provided associated securities to the satisfaction of the General Manager, Development for building design, landscape, tree retention and replacement, and development servicing.
 - 2. Provide a 2 m wide statutory right-of-way along the east property line for a pathway and public access.
 - 3. Provide a final landscape plan including the pathway design, acceptable to the General Manager, Development.
 - 4. Provide a community amenity contribution in the amount of \$5,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8516 (Attachment A) to allow for a five-unit townhouse development on the property at 5517 18 Avenue. 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 Tsawwassen. The 770 m² (8,288 ft²) lot contains a single detached dwelling which would be demolished. The site is surrounded by single family residential development to the south, east and west and Delta owned agricultural land to the north. There is also a mix of retail, light industrial, apartment and townhouse uses located nearby along the east side of 56 Street, a private school (Southpointe Academy) and the South Delta Recreation Centre and Grauer Park located on the west side of 56 Street.

Council Policy:

The Official Community Plan (OCP) designation for this site is Mixed Residential (MR). This designation is intended for low density ground-oriented and 'missing middle' forms of housing focused on areas close to services and transit. Main building types include houseplexes, townhouses, rowhouses accessory dwelling units and local neighborhood stores, cafes and childcare with a height of up to 3 storeys. The proposal is consistent with the MR 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. Properties in the general vicinity of the site are zoned RS1.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment which would enable construction of a five-unit townhouse development. A project data table is provided in Attachment C.

Community Consultation:

A public notification letter regarding the proposal was sent on May 23, 2025 and a public notice sign was installed on the site on April 9, 2025. To date, no comments have been received from the public.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8516, 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 Comprehensive Development Zone No. 61 (CDZ61) to permit a five-unit townhome development. The development would accommodate two 3-storey townhouse buildings with three-bedroom units ranging in area from 171 m² (1,841 ft²) to 194 m² (2,088 ft²). Four townhouse units would have 2 parking spaces each and one townhouse unit would have one parking space all within enclosed garages, with vehicular access from 18 Avenue. A range from 66.5 m² (716 ft²) to 76.2 m² (820 ft²) per

unit of private outdoor amenity area space is provided on a ground level patio and a roof deck. A survey plan and architectural drawings are provided in Attachment D.

The proposal is designed in general alignment with the requirements of the Townhouse Residential 76 Zone (RT76), except for reduced side and rear yard setbacks, narrower distance between buildings and landscape strip requirement due to the existing smaller lot dimensions. The CDZ61 Zone includes the following regulations:

- Floor space ratio of 1.21.
- Height of 3 storey with a maximum of 11 m (36 ft) for a flat roof or 13 m (43 ft) for a peaked roof. The roof top deck stairwell is exempt from the maximum heights.
- Setbacks:
 - Front: 2.3 m (8 ft)
 - Side (east): 3 m (10 ft)
 - Side (west): 1.5 m (5 ft)
 - Rear: 1.3 m (4 ft)
 - Between buildings: 8 m (26 ft) at grade

The reduced setbacks and distance between buildings would accommodate slightly larger building footprints and enhance livability of the townhouse units, given the small-scale nature of this infill project. The exemption of a landscape strip along the east property line would accommodate the pathway. The proposal meets or exceeds all other RT76 Zone or zoning bylaw requirements, including maximum density, height, outdoor private amenity space and parking.

Design:

The proposal features two buildings: one at the front with two townhouse units and one at the rear with three townhouse units. Asymmetrical peaked gable roofs are utilized in the development in a modern form with contemporary building finishes. Visual separation is created by providing varying depths between the proposed units. All units have access to private at grade outdoor spaces and rooftop decks. The landscape design features courtyard laneways to unit entries.

A pathway is also proposed as part of the development along the east side of the property connecting the existing shared bike lane on 18 Avenue to the existing multi-use pathway to the north. The owners would construct the on-site pathway and Delta would construct the off-site pathway connection to link up with existing trail network. The pathway would also provide a direct route between 56 Street and 52 Street near Highway 17, enhancing the pedestrian and cycling connectivity to key destinations like Tsawwassen Mills and Tsawwassen Commons. A Bike Path Concept Plan prepared by the Parks, Recreation and Culture Department is provided (Attachment E). The site is not located within a development permit area, however, the owners would be required to enter into a design covenant.

Tree Retention, Removal, Replacement and Landscaping:

There are six trees on the subject property, all of which are proposed to be removed. There are also thirteen off-site trees and one shared off-site/municipal tree, of which the shared tree is proposed to be removed. The Urban Forestry Division has no objection to the removal of the shared off site/municipal tree and a letter from the adjacent owner to

the west has been provided also authorizing removal of the tree. The tree retention, removal and replacement plan is provided in Attachment F. The applicant 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".

Landscaping is proposed along the edges of the site to enhance the streetscape and provide buffers with adjacent properties. A fence is proposed separating the pathway from the property. The Landscape Plans are provided in Attachment G. The owners would be required to provide a landscape security deposit and enter into a tree retention and landscaping covenant

Implications:

Financial Implications – The proposed 5-unit townhouse development would generate an additional \$11,000 in annual property tax for Delta. A community amenity contribution of \$5,000 would be provided in accordance with the Parks, Recreation and Culture Amenity Contribution policy.

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 owners would also be required to provide a 2 m wide statutory right-of-way along the east property line to accommodate a pathway to be constructed by the owner and maintained by Delta.

Delta Fire and Emergency Services do not have any concerns regarding the proposal, including the 7 m (23 ft) building separation distance, subject to compliance with BC Building Code requirements.

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

The Delta School Board estimates the development would generate approximately three Kindergarten to Grade 12 students, which could be accommodated at nearby elementary and secondary schools.

▪ CONCLUSION:

The owners are proposing to construct a five-unit townhouse development at 5517 18 Avenue. It is recommended that Bylaw No. 8516 be given first, second and third readings.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Hayley Burns, Planner
HB/ja

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

Concurring Departments		
Department	Name	Signature
Engineering	Steven Lan	SL
Parks, Recreation & Culture	Josh Turner	JT

▪ **ATTACHMENTS:**

- A. Bylaw No. 8516
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Survey Plan and Architectural Plans
- E. Bike Path Concept Plan
- F. Tree Retention, Replacement and Removal Plan
- G. Landscape Plans

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