



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **P25-07**

From: **Development Department** Bylaw No.: **8507**

Date: **August 22, 2025**

Final Consideration and Adoption of Bylaw No. 8507 (Minor Height Amendments for Standard Coach Houses and Garden Suites)

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8507 be finally considered and adopted.

▪ **BACKGROUND:**

At the July 28, 2025 Regular Meeting, Council gave first, second, and third readings to Bylaw No. 8507 (Attachment A), which would update existing maximum height allowances for detached accessory dwelling units (detached ADUs) in "Delta Zoning Bylaw No. 7600, 2017".

- First, Second, and Third Readings: July 28, 2025
- Ministry of Transportation and Transit Approval: August 7, 2025

An excerpt of the meeting minutes from the July 28, 2025 Regular Meeting of Council is provided in Attachment B.

Zoning Bylaw amendments under Bylaw No. 8507 are intended to allow for the creation of a catalogue of standardized designs for detached ADUs. The increased height allowances would accommodate pre-reviewed designs and streamline the approval and development of these forms of accessory housing. The catalogue is also necessary to fulfil Delta's obligations to the Canada Mortgage and Housing Corporation (CMHC) as part of the Housing Accelerator Fund (HAF). A summary of the seven initiatives Delta committed to in order to receive \$14.2 million through the HAF are included in Attachment C.

As part of Initiative 6 – Accessory Dwelling Units, staff launched a new ADU Concierge Program ("Big Support for Small Homes") in July 2025, hosted 5 pop-up events at local farmer's markets and recreation centres during the summer, and created a website with a detached ADU application guide and links to standardized designs. During the pop-up events, staff interacted with over 450 residents and distributed information brochures and postcards promoting the ADU Concierge Program. Staff have also received and

responded to several enquiries from the public sent directly to the ADU Concierge Program email. Adoption of Bylaw No. 8507 will complete Initiative 6 under the CMHC Housing Accelerator Fund.

D. Mayhew

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▪ **ATTACHMENTS:**

- A. Bylaw No. 8507
- B. Excerpt of Minutes from July 28, 2025 Regular Meeting of Council
- C. City of Delta Housing Accelerator Fund Initiatives Summary