



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **P25-06**

From: **Development Department**

Bylaw No.: **8521**

Date: **August 25, 2025**

Six-Storey Mixed Use Apartment Zones

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. 8521.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8521 (Attachment A), which would introduce two new mixed use apartment zones to "Delta Zoning Bylaw No. 7600, 2017" (the Zoning Bylaw) that could be used for new mixed use developments of up to six storeys in height. One zone could be used for strata condominiums, while the other is designed for residential rental tenure. This work is part of Delta's Housing Accelerator Fund action plan.

▪ **BACKGROUND:**

In January 2025, CMHC announced that the City of Delta would be receiving approximately \$14.2 million in Housing Accelerator Fund (HAF) funding to be distributed over a period of three years. In order to meet the terms of this funding, the City must undertake seven initiatives to incentivize new housing by speeding up development and approvals, introducing zoning reforms, and incentivizing key housing types. More information on Delta's HAF initiatives can be found in Attachment B.

Initiative 5 of Delta's HAF action plan seeks to make the development of new housing, particularly townhouse and mid-rise apartments, faster and easier to enable the growth of Delta's housing stock. The introduction of six-storey mixed use apartment zones into Delta's Zoning Bylaw will provide standardized zones to simplify the development process and minimize the need for site-specific Comprehensive Development (CD) zones.

▪ **DISCUSSION:**

Bylaw No. 8521 would create two new standard zones to enable six-storey mixed use residential buildings. The proposed zones are largely based on the Apartment

Residential 6 (RA6) zone, which was adopted by Council in September 2024. The new MU6 (Mixed Use Apartment 6) and MU6R (Mixed Use Apartment 6 Rental) zones would allow for a mix of uses within a primarily residential development and could be applied to properties along arterial and collector streets in areas of the city designated Neighbourhood Centres and Corridors (NC), Urban Centre (UC), or Scott Road Corridor (SRC) in the Official Community Plan. With the exception of the MU6R zone restricting residential development to rental tenure, the two zones are identical. Adding these zones to the Zoning Bylaw enables their use for future applications. No properties are being rezoned at this time and future applications to rezone properties to either MU6 or MU6R would need to meet development application procedures and statutory public notification requirements.

Staff have proposed a list of commercial uses for these zones that are used in similar contexts around the city (see Attachment A) and have included seniors congregate housing as a permitted principal use. There is no maximum floor space ratio consistent with the above-listed OCP land use designations; however, development would be subject to setback and height regulations. Smaller setbacks in the MU6 and MU6R zones relative to the RA6 zone would allow for continuous commercial frontage on pedestrian-friendly environments and maintain a close relationship with the street.

Applicable general regulations and requirements specific to permitted projections, required parking, loading, landscaping, and amenity areas are already established in the Zoning Bylaw and are not proposed to change.

Community Consultation:

A Public Hearing may not be held for Zoning Amendment Bylaw No. 8521 as the bylaw is consistent with the Official Community Plan. Notice of the proposed amendment 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.

Implications:

Financial Implications – There are no financial implications to Delta.

▪ **CONCLUSION:**

The proposed new mixed use zones will help to speed up the approvals process of new six-storey mixed use developments by providing consistency and clarity for developers. The proposed bylaw also represents the completion of a portion of Delta's obligation under the Housing Accelerator Fund.

It is recommended that Bylaw No. 8521 be given first, second and third readings.

D. Mayhew

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General Manager, Development

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JK/ksw

▪ **ATTACHMENTS:**

A. Bylaw No. 8521

B. City of Delta Housing Accelerator Fund Initiatives Summary

<https://delta.escribemeetings.com/Reports/Six Storey Mixed Use Apartment Zones.docx> - Wednesday, September 10, 2025,
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