



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **LU009841**

From: **Development Department**

Date: **August 29, 2025**

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**Strata Title Conversion at 4876 Delta Street**

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

▪ **RECOMMENDATION:**

THAT the proposed Strata Title Conversion be approved by Council and the Approving Officer be authorized to endorse the plans and documents associated with the proposed Strata Title Conversion.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration an application for strata title conversion of an existing mixed-use building at 4876 Delta Street. Subject to Council approval, the Approving Officer would execute the plans and documents associated with the strata title conversion. Architectural drawings of the building are provided in Attachment A and a location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

The subject property is located in Ladner Village. The 228.5 m<sup>2</sup> (2,459 ft<sup>2</sup>) lot contains a three-story mixed-use building constructed in 2018, with commercial retail on the ground floor and two storeys of residential above. The site is surrounded by other mixed-use buildings.

**Council Policy:**

The Official Community Plan (OCP) designation for this site is Urban Centres (UC). This designation is intended to create vibrant urban centres that offer a diversity of housing and shopping within a walkable environment supported by transit. The proposed strata title conversion is consistent with the UC designation.

The current zoning of the subject property is Core Commercial (C1). Properties in the general vicinity of the site are zoned, Core Commercial (C1), Service Commercial 2 (CS2), Public Use (P), Single Detached Residential 1 (RS1), and Comprehensive Development Zone (CD).

A Heritage Revitalization Agreement is registered on the property's title. The proposed strata title conversion does not conflict with any of the terms of the Heritage Revitalization Agreement.

The subject site is located within the Ladner Village Core (LVC) Development Permit Area, which includes guidelines primarily for form and character of development. A development permit was issued for the existing building and a new development permit is not required for the proposed strata title conversion.

▪ **DISCUSSION:**

The applicant is proposing to convert the building into three strata lots as shown on Attachment C. The proposal includes one ground-floor commercial retail unit and two residential units above, with common property for areas such as the parkade, hallway and stairs. All three units are presently leased to separate tenants.

Under Section 242(5) of the *Strata Property Act*, Council must not approve the strata plan unless the building substantially complies with applicable bylaws of the City and the provisions in the BC Building Code. The applicant has submitted a building code summary report prepared by BMAC Technologies and Consulting Inc. The report, which concludes that the existing building complies with the 2024 BC Building Code, has been accepted by staff. No building alterations are proposed, and the building will remain in its current form.

In accordance with Section 242(6) of the *Strata Property Act*, Council must consider the following during the review of strata title conversion proposals:

1. *The priority of rental accommodation over privately-owned housing:*  
The building is currently occupied by a commercial tenant and two residential tenants. The owner intends to retain ownership and continue the existing leases, while seeking the flexibility to sell the units in the future. The proposed conversion will not result in a reduction of rental units in the immediate future and should the owner choose to sell the units it would result in a minimal loss of rental accommodation.
2. *The proposal for relocation of persons occupying the building:*  
The owner intends to continue the existing leases. Should the owner choose to sell the units in the future they would be subject to the requirements of ending a tenancy under the *Residential Tenancy Act*.
3. *The life expectancy of the building:*  
The building was recently constructed and was issued an occupancy permit on November 20, 2018. Currently, the building is in good condition and, with ongoing maintenance, is expected to have a relatively long remaining lifespan.
4. *Projected major increases in maintenance costs in consideration of building condition:*  
No major increases in maintenance costs are expected.

5. *Any other matters that in its opinion, are relevant:*

Staff are not aware of any additional factors that should be considered by Council.

Section 242(10) of the *Strata Property Act* allows for the delegation of authority to an Approving Officer to approve the strata conversion of previously occupied buildings, however, Delta's "Delegation of Authority Bylaw No. 8199" only delegates this authority with respect to the strata conversion of previously occupied industrial buildings and residential duplexes.

**Implications:**

Financial Implications - The increased taxes would result in an additional \$2,700.

▪ **CONCLUSION:**

The owner of 4876 Delta Street has applied for a strata title conversion of the existing mixed-use building. As the existing building meets the criteria for approval of a strata title conversion, it is recommended that Council approve the applicant's request.

*D. Mayhew*

Doreann Mayhew  
General Manager, Development

Department submission prepared by: Kateryna Morenets, Planner  
KM/ksw

▪ **ATTACHMENTS:**

- A. Architectural Drawings: Site Plan, Plans, Elevations
- B. Location map and Aerial photo
- C. Preliminary Strata Plan