



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File Nos: **LU009452 and  
LU009453**

From: **Development Department**

Bylaw Nos: **8494 and 8495**

Date: **May 13, 2025**

Application Date: **June 6, 2022**

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**Applications for Two Four-Unit Townhouse Developments at 11220 and 11230  
83 Avenue (Du, Chung and Gomez)**

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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. 8494.
- B. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8495.
- C. THAT the owners satisfy the following requirements as a condition of final consideration and adoption and permit issuance:
  - 1. Enter into Section 219 Covenants and associated securities for development servicing and building design to the satisfaction of the General Manager, Development;
  - 2. Provide road dedication for a 6 m x 6 m (20 ft x 20 ft) corner truncation and 1 m (3 ft) wide road allowance along 112 Street;
  - 3. Provide revised building designs and site plan with a maximum of one driveway access per lot to the satisfaction of the General Manager, Engineering; and
  - 4. Provide a community amenity contribution in the amount of \$8,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaws No. 8494 and 8495 (Attachments A and B, respectively) to allow for two separate four-unit townhouse developments at 11220 83 Avenue and at 12230 83 Avenue for a total of eight units. Delegated development permits and development variance permits are also required.

A location map and aerial photo are provided in Attachment C.

## ▪ **BACKGROUND:**

### **Site Description and Context:**

The subject properties are located in the community of North Delta. The 681.8 m<sup>2</sup> (7,339 ft<sup>2</sup>) lot at 11220 83 Avenue and 678.2 m<sup>2</sup> (7,300 ft<sup>2</sup>) lot at 11230 83 Avenue each contain a single detached dwelling which would be demolished. The sites are surrounded by single detached dwellings to the south, east and west and a dental clinic to the north. There are retail stores, offices and a civic precinct located nearby to the north, Richardson Elementary School to the northeast and North Delta Secondary School to the east (Attachment D).

### **Council Policy:**

The Official Community Plan (OCP) designation for the properties is Mixed Residential (MR). This designation is intended for residential and limited retail and service uses, such as neighbourhood stores, cafes, or commercial childcare facilities. Main building types include houseplexes, townhouses, rowhouses, accessory dwelling units, including secondary suites, coach homes and garden suites and local neighbourhood stores, cafes and childcare with a height of up to three storeys. The proposed townhouse developments are consistent with the MR designation.

The current zoning of the properties is Single Detached Residential 1 (RS1) and is intended for single detached housing in lower density residential areas and permits up to four units. Properties in the general vicinity of the site are zoned for lower density single detached residential, retail, office, medical office and a wide range of commercial and service uses serving the larger community.

The subject properties are located in the Nordel Social Heart (ND12) Development Permit Area which establishes guidelines relating to the form and character of commercial and multiple-family residential development.

## ▪ **DISCUSSION:**

### **Proposal:**

The subject applications include a request for zoning bylaw amendments, which would enable construction of two townhouse developments having vehicular access from 83 Avenue. These applications are being presented together as the intent of the design concept is to provide for a unified site layout, form and character, and streetscape design. A project data table is provided in Attachment E and architectural plans are provided in Attachment F.

### **Community Consultation:**

A public notification letter regarding the proposal was sent on September 20, 2022 and public notice signs were installed on the sites in September 2022. To date, two letters of support, one letter of concern and one letter from the Cougar Creek Streamkeepers have been received. Letters of support noted the developments would provide more housing choices and improved affordability. The letter of concern noted possible traffic

congestion on 112 Street as a result of the elimination of visitor parking and loss of trees due to redevelopment. The Streamkeepers suggested retention and incorporation of rainwater infiltration measures.

A Public Hearing must not be held for Zoning Amendment Bylaws No. 8494 and 8495, as the bylaws are consistent with the OCP. 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 properties from Single Detached Residential 1 (RS1) to Townhouse Residential 62 (RT62) to accommodate a townhouse development on each property. Each development would accommodate a three storey townhouse building containing four 3-bedroom units. Each townhouse unit would have two parking spaces, including one enclosed parking space with vehicular access to 83 Avenue. A total of 48.4 m<sup>2</sup> (521 ft<sup>2</sup>) of private outdoor amenity area, including 16.5 m<sup>2</sup> (178 ft<sup>2</sup>) per unit of front yard amenity space and 31.9 m<sup>2</sup> (343 ft<sup>2</sup>) per unit of rear yard space is proposed for each townhouse unit (Attachment F). Except for establishment of the 'Front lot line' from the frontage with the shortest dimension and access to tandem parking spaces from an internal roadway, the proposal meets or exceeds all other Zoning Bylaw requirements including maximum density, principal building setbacks, height, outdoor amenity space and resident parking spaces.

### **Development Variance Permit:**

To accommodate the proposed design, the owners have requested development variance permits to vary the following sections of "Delta Zoning Bylaw No. 7600, 2017":

- Section 2.1.1 (a) by varying the definition of 'Front lot line' for a corner lot from the frontage with the shortest dimension to the longest dimension to establish the front setback from 83 Avenue; and
- Section 8.5.7 (b) (ii) by waiving the requirement that access to both parking spaces for each unit be provided from a roadway internal to the townhouse complex to allow access directly onto 83 Avenue.

Staff have reviewed and are supportive of these variance requests. Approval of these variance permits are delegated to the General Manager, Development.

The owners have also requested development variance permits to vary the following sections of "Delta Development and Subdivision Standards Bylaw No. 7162, 2015":

- Drawing L2.22 of Schedule C by varying the typical local road cross section to accept the existing road cross-section along 83 Avenue;
- Drawing L2.14 of Schedule C by varying the collector road cross section to the proposed Nordel Social Heart (ND 12) road cross section along 112 Street, which would accommodate future protected cycle lanes, grassed boulevard with street trees, widened sidewalks and pavement widening to accommodate parking lanes; and
- Section 7.12.1 by waiving the requirement that no more than one vehicular access per lot be permitted to allow two accesses per lot.

Staff have reviewed and are supportive of the variances to the road cross sections along 83 Avenue and 112 Street. Approval of these variance permits are delegated to the General Manager, Engineering.

The request to permit two driveways per lot was discussed with the applicant at the pre-application stage, at which time staff advised that the design should be revised to comply with the bylaw requirement. This is consistent with the approach for other applications with multi-unit projects on small-scale residential lots. In general, a single driveway per lot minimizes the number of sidewalk and boulevard crossings, which increases green space within the boulevards, maximizing street parking and enhancing safety for all transportation modes.

It is recommended that subject to Council providing third reading to the zoning bylaw amendments, the applicant be required to submit revised building design plans with a maximum of one driveway access per lot.

**Development Permit:**

The ND12 Development Permit guidelines establish objectives for the form and character of commercial and multiple-family residential development. The guidelines encourage soft landscape elements within front yard setbacks, location of parking where it is not visible from the street, entries facing the street, architecture compatible with single family residential development and articulation of building massing to reduce scale of buildings over two storeys.

The proposed developments have access from 83 Avenue with a tandem parking stall visible from the street. Non-driveway areas fronting 83 Avenue would be landscaped with lawns, trees and shrubs to define public, semi-public and public realm space in setback areas visible from the street and adjacent sidewalks. Front entries are situated towards 83 Avenue. A contemporary architectural style using modern materials is proposed and while it is not reflective of traditional single detached development, the proposal would be located across the street from a commercial zoned property. A flat roof is proposed to reduce massing.

Architectural renderings and elevations and landscape plans are included in Attachments F and G, respectively. With the exception of the visible parking areas from the front, the proposed developments generally complies with the ND12 Development Permit guidelines. Approval of the development permit for this application is delegated to the General Manager, Development.

**Tree Retention, Removal, Replacement and Landscaping:**

At 11220 83 Avenue there are six trees on the subject property, three of which are proposed to be removed. There is also one off-site tree and 13 municipal street trees, of which one off-site tree and 9 municipal street trees are proposed to be removed. At 11230 83 Avenue, there are six trees on the subject property, five of which are proposed to be removed. There are also two off-site trees, one municipal hedge and one municipal street tree, of which two off-site trees and the municipal hedge are proposed to be removed.

Urban Forestry has no objection to the removal of municipal street trees and hedge. The tree retention, removal and replacement plan is provided in Attachment H. 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 would consist of a mix of trees and shrubs along the edge of the site and patio areas, and rain gardens on the boulevard on 112 Street and 112A Street. The owners would be required to provide landscaping security deposit and enter into a landscaping covenant.

### **Implications:**

**Financial Implications** – The proposed four-unit townhouse development on each lot would generate an additional \$5,800 per lot in annual property tax for Delta. A community amenity contribution of \$8,000 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. 7162, 2015" and enter into a Development Agreement. The statutory right-of-way for a storm sewer along the west property line of the adjacent property at 11230 83 Avenue can be discharged, subject to confirmation by the owner that the existing storm sewer line is inactive. An approximately 1 m (3 ft) road dedication is required along 112 Street to meet the Nordel Social Heart (ND 12) road cross section.

**Intergovernmental Implications** – Delta is under a Provincial Housing Target Order. Should these applications be approved, the 6 net new units would contribute towards achieving the required 3,607 units and provide much needed housing units. Occupancy must be achieved prior to September 30, 2028 in order to be counted towards the Housing Target Order.

The Delta School Board estimates that the two developments could generate up to 4 Kindergarten to Grade 12 students in total, which could be accommodated at nearby elementary and secondary schools.

### **CONCLUSION:**

The owners are proposing to construct a four-unit townhouse development at 11220 83 Avenue and 11230 83 Avenue respectively for a total of eight units. It is recommended that Bylaws No. 8494 and 8495 be given first, second and third readings.



Doreann Mayhew, P.Eng  
General Manager, Development

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

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

▪ **ATTACHMENTS:**

- A. Bylaw No. 8494
- B. Bylaw No. 8495
- C. Location Map and Aerial Photo
- D. Context Study
- E. Project Data Table
- F. Architectural Plans
- G. Landscape Plans
- H. Tree Removal, Replacement and Retention Plan