



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009730**

From: **Development Department**

Date: **May 13, 2025**

Application **August 12, 2024**
Date:

**Development Variance Permit for a Garage Addition at 11007 Norum Crescent
(Kyrtsos)**

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

▪ **RECOMMENDATION:**

THAT the Development Variance Permit LU009730 be issued.

▪ **PURPOSE:**

The purpose of this report is to present Development Variance Permit LU009730 for Council's consideration. This development variance permit would vary the front setback, garage and roof eave projection requirements of "Delta Zoning Bylaw No. 7600, 2017" to permit construction of a garage addition to an existing single detached house.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in North Delta. The 1,137.7 m² (12,246 ft²) corner lot has an irregular shape and contains a single detached dwelling with a two-car detached garage accessed from Norum Crescent and an accessory structure with a second driveway access from Norum Road. The site is surrounded by single detached dwellings. A location map and aerial photo are provided in Attachment A.

Council Policy:

The OCP designation for this site is Small Scale Residential (SSR). This designation is intended for residential uses. Main building types include single detached houses, duplexes and houseplexes, with a height of up to two-and-a-half storeys. The proposed addition is consistent with the SSR designation.

The current zoning of the subject site and surrounding properties is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas.

The authority to issue minor development variance permits is delegated to the General Manager, Development under the "Development Application Procedures Bylaw No. 8347, 2023". However, this request cannot be considered under delegated authority as there is the opportunity to construct a garage addition in an alternate location on the property which would be compliance with the Zoning Bylaw.

Council may pass a resolution to issue a development variance permit when prior notice has been given to surrounding owners and tenants in accordance with the *Local Government Act*.

▪ **DISCUSSION:**

Proposal:

The property owners are proposing to construct a 53.5 m² (576 ft²) garage addition to their house and a new secondary driveway access from Norum Road. As part of the proposed works, the driveway on Norum Road to an existing shed would be relocated to provide access to the proposed garage addition. A project data table is provided in Attachment B, and a site plan is provided in Attachment C.

Community Consultation:

Notice of proposed Development Variance Permit LU009730 has been provided in accordance with Section 499 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.

Development Variance Permit:

The owners are requesting a development variance permit to vary the following provisions in “Delta Zoning Bylaw No. 7600, 2017”:

1. Section 6.2.10(a) to allow roof eave projections to no closer than 0.9 m (3 ft) from the front lot line.
2. Section 6.2.11(i) by increasing the maximum distance a garage may project from the front elevation from 3 m (10 ft) to 7.4 m (24 ft).
3. Section 11.10.6 by reducing the minimum front setback for a principal structure from 6.5 m (21 ft) to 1.5 m (5 ft).

The owners are requesting a development variance permit to allow for the construction of a second garage on their property. The owners are car enthusiasts, and the additional garage space would allow them to store both racing and collector cars on their residential property, eliminating the need for off-site commercial storage. Attachment E includes photos of the subject site indicating the location of the proposed garage addition as well as the existing condition of the property.

The subject property is an irregularly shaped corner lot. Although the existing single detached dwelling is oriented toward Norum Crescent to the south, the Delta Zoning Bylaw considers the property line along Norum Road to the east as the front lot line. As a result, the siting of the proposed two-car attached garage would not conform with the front setback requirements.

Tree Retention, Removal, Replacement and Landscaping:

There are ten trees on the subject property, one of which is proposed to be removed. There is also one municipal tree which will remain. The tree retention and removal plan is provided in Attachment D. The applicant would be required to plant replacement trees or provide cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021".

Implications:

Financial Implications – There are no financial implications to Delta.

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". Subject to Council's consideration of the development variance permit, the General Manager, Engineering would accept the request to allow the relocation of the second driveway and reduction of the minimum distance from the intersection from 7 m (23 ft) to 2.8 m (9 ft).

CONCLUSION:

The owners of the subject property have applied for a development variance permit to permit the construction of a garage addition to their existing single detached house. It is recommended that Development Variance Permit LU009730 be issued.



Doreann Mayhew, P.Eng
General Manager, Development

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

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

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

ATTACHMENTS:

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Site Plan
- D. Tree Removal Plan
- E. Site Photos