



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **LU009693**

From: **Development Department**

Bylaw No(s): **8503**

Date: **May 7, 2025**

Application Date: **April 28, 2024**

---

**Rezoning for Two-Lot Subdivision at 7660 116A Street (Saran & Rangı)**

---

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. 8503.

---

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8503 (Attachment A) to allow subdivision of the property at 7660 116A Street into two small scale residential lots. A location map and aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located in North Delta. The 836.2 m<sup>2</sup> (9,001 ft<sup>2</sup>) lot contains a single detached dwelling which would be demolished. The site is surrounded by single detached dwellings. Gunderson Park is situated one block east of the subject property.

**Council Policy:**

The Official Community Plan designation for this site is Small Scale Residential (SSR). The purpose of this designation is to enhance residential neighbourhoods and provide gentle density housing options. The designation is intended for residential and limited retail and service uses. Main building types envisaged consist of single detached houses, duplexes, houseplexes, accessory dwelling units and local neighbourhood stores, cafes, or commercial childcare facilities with a height up to two-and-a-half storeys and density up to four units per lot. The proposed development is consistent with the SSR designation.

The site is zoned Duplex/Single Detached Residential 3 (RD3). The RD3 Zone is intended for single detached housing, and on larger lots, duplex housing. Properties in the general vicinity of the site are zoned Duplex/Single Detached Residential 3 (RD3), Single Detached Residential 1 (RS1), Single Detached Residential 5 (RS5), Single Detached Residential 6 (RS6), Single Detached Residential 7 (RS7) and Public Use (P).

The Provincial small-scale multi-unit housing (SSMUH) regulations permit up to four units on the subject property. SSMUH is intended to expedite approval of multiple units on existing lots by using the building permit application process to replace the need for rezoning or subdivision applications. Should the application be approved, the owners could build four units on each of the proposed lots (up to a total of eight units) without further consideration by Council. Going forward, staff intend to review small lot subdivision regulations to determine appropriate minimum lot dimensions for residential subdivision in light of the new SSMUH regulations.

## ▪ **DISCUSSION:**

### **Proposal:**

The subject application includes a request for a zoning bylaw amendment, enabling the subdivision of the subject property from one to two small scale residential lots. The proposal includes the construction of a single detached dwelling with a secondary suite and a garden suite on each lot with a maximum floor area of 209 m<sup>2</sup> (2,250 ft<sup>2</sup>). A project data table is provided in Attachment C.

### **Community Consultation:**

A public notification letter regarding the proposal was sent on June 19, 2024 and a public notice sign was installed on the site on July 12, 2024. To date, no comments have been received from the public.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8503 as the bylaw is consistent with the Official Community Plan. 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 property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 7 (RS7) to permit subdivision into two small scale residential lots. A site plan and subdivision plan are provided in Attachment D. The proposed lots would each be 11.4 m (37 ft) wide with an average lot depth of 36.6 m (120 ft) and a lot area of 418.1 m<sup>2</sup> (4,500 ft<sup>2</sup>). The proposed lots would be similar in size to several lots in the vicinity that have been redeveloped in the past decade but would be smaller than the majority of lots in the area that were originally developed during the 1970s.

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

There are five trees on the subject property, three of which are proposed to be removed. There are also three off-site trees and two municipal trees, of which two municipal trees are proposed to be removed. The Urban Forestry Department has no objection to the removal of the two municipal trees. The tree retention and removal plan is provided in Attachment E. 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" and plant one new tree in the front yard of each lot as per Section 7.3.2 of "Delta Zoning Bylaw No. 7600, 2017".

**Implications:**

Financial Implications – The increased taxes from one additional residence would be \$5,400.

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” and enter into a Development Agreement.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the potential 5 net new units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

**▪ CONCLUSION:**

The owners have applied to rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 7 (RS7) to permit subdivision into two small scale residential lots and the construction of a single detached dwelling with a secondary suite and a garden suite on each lot. It is recommended that Bylaw No. 8503 be given first, second and third readings.



Doreann Mayhew, P.Eng  
General Manager, Development

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

**▪ ATTACHMENTS:**

- A. Bylaw No. 8503
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plans for Lot 1 and Lot 2
- E. Tree Management Plan