



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009876**

From: **Development Department**

Bylaw No. **8533**

Date: **September 17, 2025**

Proposed Pre-Zoning of Portions of the 72 Avenue Corridor

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. 8533.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8533 (Attachment A) to pre-zone portions of the 72 Avenue Corridor to the Townhouse 2 Zone (TH-2) to encourage the development of future townhouse projects. This work is part of Delta's Housing Accelerator Fund (HAF) action plan. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

In January 2025, CMHC announced that the City of Delta would be receiving approximately \$14.2 million 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 C.

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. Pre-zoning portions of the 72 Avenue corridor will simplify the development process and minimize the need for site-specific rezoning applications for townhouse proposals in the defined area.

Site Description and Context:

The subject properties are located in the community of North Delta, along the 72 Avenue Corridor. The area currently has a mix of single detached dwellings, duplex dwellings and three large townhouse developments. A majority of the subject properties have frontage on either 72 Avenue, 72A Avenue or 71A Avenue as shown in the map in Attachment B.

Council Policy:

The subject properties are designated Mixed Residential (MR) in the Official Community Plan (OCP). This designation is intended for missing middle uses with ground-oriented access. Main building types include townhouse, houseplex, rowhouse and local commercial with a height of up to three storeys.

The current zoning of the subject area is a mix of single detached and duplex zones which permits up to four units per lot under the small-scale multi-unit housing regulations in Delta's Zoning Bylaw. Existing townhouse properties would retain their current zoning and are not included in the proposed pre-zoning boundary.

The subject properties are located within the Community Corridor (CC) Development Permit Area which establishes guidelines relating to form and character of multiple-family housing, together with streetscape improvements, to create a more pedestrian-friendly and aesthetically pleasing public realm.

▪ **DISCUSSION:**

Bylaw No. 8533 would create a new standard zone to enable comprehensive townhouse projects on consolidated lots. The new Townhouse 2 Zone (TH-2) would be applied to 152 properties along a portion of the 72 Avenue Corridor.

The TH-2 Zone would permit three-storey townhouse developments on consolidated lots with a minimum area of 2,000 m² (21,528 ft²) and minimum width and depth of 42 m (138 ft). These lot dimensions would ensure sufficient space for multi-unit housing while maintaining compatibility with surrounding neighbourhoods. The minimum lot dimensions would also help ensure that vehicle access is provided from the lower classification of road (typically 72A Avenue or 71A Avenue), allowing 72 Avenue to prioritize pedestrians and vehicular movement. Alternative configurations may be considered on a case-by-case basis.

The proposed Townhouse 2 (TH-2) Zone is generally consistent with the existing Townhouse Residential 76 (RT76) Zone in terms of setbacks, lot coverage, height, and permitted uses. However, TH-2 introduces a new minimum lot size and removes maximum density limits, including units per hectare and floor space ratio. Unit density would be determined by the ability to meet other requirements such as building setbacks, parking and private/common amenity area.

Under the TH-2 Zone, new single detached, duplex or detached accessory dwelling units would not be permitted. This will help encourage land assembly for townhouse uses over time, which can be challenging when other forms of housing are newly constructed. However, inclusion of secondary suites as an accessory use within existing single detached and duplex dwellings was included in the proposed Zone after public consultation to accommodate interim uses while encouraging the long-term development of the 72 Avenue corridor for townhouses.

The pre-zoning initiative along the 72 Avenue Corridor is designed to align existing zoning regulations with the City's Official Community Plan (OCP), specifically the Mixed Residential (MR) designation. The primary objective is to enable townhouse

developments in areas already identified for the use, without requiring individual rezoning applications. Properties within the pre-zoned area would require a Community Corridor Development Permit to address building and site design prior to submission of a building permit. Form and character development permits are delegated to the General Manager of Development. Required servicing for townhouse proposals in the pre-zoned area would be addressed at the building permit stage consistent with Section 506 of the *Local Government Act*. This proactive approach is intended to streamline development approvals, reduce delays, and support the delivery of townhouses, which is a missing middle housing type in Delta.

By removing the need for case-by-case rezoning, the City aims to reduce administrative burdens on both developers and staff. The plan also supports more predictable land-use planning for staff, residents and potential developers. Since 2018, similar townhouse developments consistent with the OCP have already been completed along 72 Avenue, demonstrating viability and alignment with community planning goals. Transportation improvements have recently been completed along the 72 Avenue corridor and servicing capacity exists to support growth.

Community Consultation:

On July 15, 2025, a public notification letter was sent to residents in the surrounding area and proposed affected properties regarding the initiative, inviting individuals to the Public Information Meeting on July 29, 2025 at Chalmers Elementary School. Approximately 60 people attended the meeting, with a number of attendees expressing concerns related to traffic, density and redevelopment potential of their properties. Another notice was sent on September 10, 2025, advising of the changes proposed and offering more information to residents. To date, nine comments have been submitted through Let's Talk Delta (and written comment forms). A consultation summary can be found in Attachment D.

A Public Hearing may not be held for Zoning Amendment Bylaw No. 8533 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 – The 72 Avenue corridor has been designated for townhouses for many years, and three major townhouse developments have been completed. Given this, staff anticipate that much of the land value increase associated with the potential for a higher use has likely already been incorporated into the market for this area.

In cases where property values within the 72 Avenue corridor increase, the *British Columbia Assessment Act* allows certain residential properties to be assessed based on their current use rather than their potential higher market value, if the property owner qualifies for the special assessment. This provision aims to protect

long-term homeowners who might see a property tax change due to nearby development or rezoning.

▪ **CONCLUSION:**

The proposed pre-zoning and introduction of the TH-2 Zone is consistent with the OCP and supports Delta's housing goals by enabling more efficient delivery of missing middle housing along the 72 Avenue Corridor where infrastructure capacity exists to support growth. The proposed pre-zoning would also represent the completion of a portion of Delta's obligation under the Housing Accelerator Fund. It is recommended that Bylaw No. 8533 be given first, second and third readings.



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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. 8533
- B. Location Map and Aerial Photo
- C. Housing Accelerator Fund Initiatives
- D. Community Consultation Summary