



City of Delta
COUNCIL REPORT
Regular Meeting

To:	Council	File No.:	LU009795
From:	Development Department	Bylaw No:	8529
Date:	September 17, 2025	Application Date:	January 6, 2025

Rezoning for Two-Lot Subdivision at 6632 Lambert Crescent

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. 8529.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8529 (Attachment A) to allow subdivision of the property at 6632 Lambert Crescent into two small scale residential lots. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in the community of North Delta. The 1,323.5 m² (14,246 ft²) lot contains a single detached dwelling with a secondary suite, which would be demolished. The site is surrounded by single detached dwellings. There is a 1.2 m (4 ft) wide statutory right-of-way, of which is located on the subject property, that extends along the north, south and east lot lines of the property.

There is also an existing private covenant registered on the certificate of title of the property, which prohibits subdivision and no more than one dwelling for one family or household on the lot. Delta is not party to this covenant and does not enforce covenants to which it is not a party. The applicant has been advised to seek independent legal advice related to the private covenant.

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 current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. Properties in the general vicinity of the site are zoned Single Detached Residential 1 (RS1) and Single Detached Residential 5 (RS5) to the south along Lambert Crescent. Should the application be approved, the owners could build up to four units on each of the proposed lots (up to a total of eight units) under small-scale multi-unit housing (SSMUH) regulations without further consideration by Council.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment, which would enable the subdivision of the subject property from one to two small scale residential lots. Each lot would be able to accommodate up to four units and a maximum floor area of 305 m² (3,283 ft²) on proposed Lot 1 and 276 m² (2,971 ft²) on proposed Lot 2. A single detached dwelling with a secondary suite is proposed on Lot 1 and a duplex with secondary suites is proposed on Lot 2. A project data table is provided in Attachment C.

Community Consultation:

A public notification letter regarding the proposal was sent on May 9, 2025 and a public notice sign was installed on the site on March 13, 2025. To date, two emails have been received opposing the proposed development due to concerns about increased density and parking in the neighbourhood. The proposal meets the parking requirements established in Delta's Zoning Bylaw and the unit density is permitted under the provincial small-scale multi-unit housing (SSMUH) regulations.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8529, 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 Single Detached Residential 1 (RS1) to Single Detached Residential 5 (RS5) to permit subdivision into two small scale residential lots. A site plan and subdivision plan are provided in Attachment D. Proposed Lot 1 would be 17.5 m (57 ft) wide with an average lot depth of 41.4 m (136 ft) and a lot area of 718.5 m² (7,734 ft²). Proposed Lot 2 would be 15.6 m (51 ft) wide with an average lot depth of 41.3 m (135 ft) and a lot area of 605 m² (6,512 ft²). The proposed lots would have similar average lot depths, but smaller lot areas and narrower lot widths than the surrounding properties in the area. There are, however, two newer Single Detached Residential 5 (RS5) zoned lots further south on Lambert Crescent, which have similar lot widths, average lot depths and areas.

Tree Retention, Removal, Replacement and Landscaping:

There are eight trees on the subject property, four of which are proposed to be removed. There are also 10 off-site trees, of which 1 off-site tree is proposed to be removed. Authorization by the neighbour for the removal of the adjacent off-site tree must be provided prior to issuance of the tree cutting permit. The tree 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 addition of one additional small scale residential lot would result in an increase in the tax base which would generate additional property tax revenue for 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" and enter into a Development Agreement.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the proposed four 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 property from Single Detached Residential 1 (RS1) to Single Detached Residential 5 (RS5) to permit subdivision into two small scale residential lots and construction of a single detached dwelling with a secondary suite on the proposed Lot 1 and a duplex with secondary suites on the proposed Lot 2. It is recommended that Bylaw No. 8529 be given first, second and third readings.



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General Manager, Development

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HB/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8529
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan and Subdivision Plan
- E. Tree Removal Plan