



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009815**
From: **Development Department** Bylaw No.: **8528**
Date: **September 12, 2025** Application Date: **February 18, 2025**

Rezoning for Two-Lot Subdivision at 6456 Cabeldu 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. 8528.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8528 (Attachment A) to allow subdivision of the property at 6456 Cabeldu 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 1,260 m² (13,563 ft²) lot contains a single detached dwelling which would be demolished. The site is surrounded by single detached dwellings with Watershed Park one block to the south.

There is 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 Public Use (P). 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) 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 accommodate the construction of SSMUH up to four units and a maximum floor area of 275 m² (2,960 ft²) on each lot. A project data table is provided in Attachment C.

Community Consultation:

A public notification letter regarding the proposal was sent on April 15, 2025 and a public notice sign was installed on the site on April 20, 2025. To date, one email was received opposing this application with no specific concerns raised.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8528, 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 6 (RS6) to permit subdivision into two small scale residential lots. A subdivision plan and site plan are provided in Attachment D. The proposed lots would each be 15.9 m (52 ft) wide with an average lot depth of 39.6 m (130 ft) and a lot area of 629.9 m² (6,780 ft²). The proposed lots would have similar average lot depths, but smaller lot areas and narrower lot widths than the surrounding properties along Cabeldu Crescent and in the area.

Tree Retention, Removal, Replacement and Landscaping:

There are four trees and four hedges on the subject property; four trees and two hedges are proposed to be removed. There are also two off-site trees and two street trees, all of which are proposed to be retained. The tree retention, removal and replacement plan is provided in Attachment E. The applicant would be required to plant replacement trees and 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 additional residential units 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, one net new unit 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 6 (RS6) to permit subdivision into two small scale residential lots. It is recommended that Bylaw No. 8528 be given first, second and third readings.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

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

▪ **ATTACHMENTS:**

- A. Bylaw No. 8528
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan and Subdivision Plan
- E. Tree Retention, Removal and Replacement Plan