



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009723**
From: **Development Department** Bylaw No.: **8473**
Date: **November 6, 2025**

Final Consideration and Adoption of Bylaw No. 8473 at 1006 Eden Crescent

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

▪ **RECOMMENDATION:**

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8473, 2024 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal to rezone the subject property in order to allow subdivision into two small-scale residential lots. The proposed lots would each be 525.6 m² (5,658 ft²) in area, with lot widths of 15.0 m (49 ft) and 15.4 m (51 ft) and average lot depths of 32.5 m (107 ft) and 31.1 m (102 ft), respectively. The proposed lots would be able to accommodate a small-scale residential development with a maximum floor area of 262.8 m² (2,829 ft²).

The owners have provided the required fees, security deposits and executed covenant.

Bylaw No. 8473 (Attachment A) would rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 6 (RS6).

- First, Second and Third Readings: January 20, 2025

A project data table and an excerpt of the meeting minutes from the January 20, 2025 Regular Meeting of Council are provided as Attachments B and C, respectively.

The applicants/owners have satisfied the requirements for final consideration and adoption of Bylaw No. 8473.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Cody Bator, Planner
CB/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8473
- B. Project Data Table
- C. Excerpt of Minutes from January 20, 2025 Regular Meeting of Council