



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Corporate Services
Department**

Bylaw No: **8542**

Date: **November 4, 2025**

Boulevard and Driveway Alterations

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

▪ **RECOMMENDATIONS:**

- A. THAT the Delta Boulevard Maintenance Bylaw No. 4734, 1990 Amendment Bylaw No. 8542, 2025 (Attachment A) be given first, second, and third readings.
- B. THAT the Boulevard and Driveway Alterations Policy (Attachment B) be approved.

▪ **PURPOSE:**

The purpose of this report is to recommend Council:

- give three readings to a bylaw amendment that would create more space for off street parking and provide more flexibility regarding what types of alterations are allowed on City boulevards, and
- approve a new policy to assist with the implementation of boulevard and driveway regulations.

▪ **BACKGROUND:**

Delta's *Zoning Bylaw* prescribes minimum on-site parking requirements to reflect the anticipated parking demand for each type of land use. For small-scale multi-unit housing lots, on-site parking is typically located in a garage or driveway area and is used exclusively by the property owners and their tenants.

In comparison, on-street parking is located within the municipal road dedication in areas where there is sufficient boulevard space to accommodate parked vehicles. On-street parking can be useful to supplement on-site parking. It can be more broadly used as parking for visitors, delivery trucks, and overflow vehicles. In comparison to on-site parking, on-street parking cannot be reserved for the exclusive use of an individual property owner.

Historically, on-street parking in residential neighbourhoods without curb and gutters was limited to gravel surfacing. The *Delta Boulevard Maintenance Bylaw* was updated in 2021 to permit property owners to apply to the City for permission to alter the boulevard fronting their property with porous pavers for the purpose of creating one public residential vehicle parking space.

Staff have put forward an amendment to the *Delta Boulevard Maintenance Bylaw* and a new *Boulevard and Driveway Alterations Policy* to address considerations that boulevard and driveway alterations can present for the City, including:

- safety concerns regarding potential conflicts between:
 - vehicles,
 - vehicles and pedestrians/cyclists, and
 - vehicles and infrastructure (e.g., guywires, light posts etc.);
- increased runoff/drainage concerns; and
- complaints from neighbours.

▪ **DISCUSSION:**

Delta Boulevard Maintenance Bylaw

There continues to be an increased interest from residents in formalizing on-street parking fronting their properties with hardscape surfacing, such as asphalt, to provide additional parking spaces. Staff have reviewed the *Delta Boulevard Maintenance Bylaw* to find opportunities where hardscape surfacing could be accommodated.

The proposed bylaw amendment would allow property owners to alter the boulevard fronting their property with hardscape surfacing in places where there is no curb or gutter. The maximum width of three meters would accommodate public parking parallel to the roadway. The applicant would also need to demonstrate suitable infiltration and drainage in the immediate area where the hardscape surfacing is proposed.

Boulevard and Driveway Alterations Policy

The *Boulevard and Driveway Alterations Policy* has been developed to provide a simplified document for property owners to provide information on the relevant regulations related to their driveways, front yards, and municipal boulevards fronting their property. The policy provides examples of different types of driveway and front yard alteration opportunities that are permitted under current zoning rules.

Improvements to the boulevard require an approved Highway Use Permit issued by the Engineering Department. Information on the application process is available through the Engineering Front Counter. Applications are reviewed and approved based on compliance with the City's policy and bylaws. The policy provides additional information on the criteria the Engineering Department considers when issuing a Highway Use Permit. For boulevards, while the maximum alteration width is proposed to be 3 metres, the policy clarifies the maximum length of alterations will be limited by the frontage of the property in addition to:

- setback requirements (e.g., 6 metres from a stop sign);
- drainage considerations (e.g., provision of some pervious area for infiltration); and
- location of City infrastructure (e.g., trees, underground utilities).

Implications:

Financial Implications – There are no financial implications.

▪ **CONCLUSION:**

Staff recommend Council approve a new policy and give three readings to a new bylaw amendment that would regulate the alteration of boulevards and driveways in response to increased interest by property owners in residential areas to provide additional parking options.



Mike Brotherston
Director, Corporate Services

Department submission prepared by: Graeme Bant, Senior Policy Analyst

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Development	Doreann Mayhew	DM
Engineering	Steven Lan	SL
Property Use and Compliance	Sam Thandi	ST

▪ **ATTACHMENTS:**

- A. Amendment Bylaw No. 8542, 2025
- B. Boulevard and Driveway Alterations Policy