



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **LU009830**  
From: **Development Department** Bylaw No. **8543**  
Date: **October 27, 2025** Application Date: **March 18, 2025**

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**Rezoning for Conversion of Commercial Area to Residential Area at 4872 Delta Street**

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

▪ **RECOMMENDATIONS:**

- A. THAT Zoning Amendment Bylaw No. 8517 be abandoned.
- B. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8543.
- C. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:
  - i. Completion of works under a plumbing permit for upgrades to the building's plumbing and mechanical systems; and
  - ii. Submission of a complete building permit application for the proposed commercial area conversion that includes an accepted Code Compliance Report from a Certified Code Consultant.

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▪ **PURPOSE:**

The purpose of this report is to abandon Bylaw No. 8517 and present for Council's consideration Zoning Amendment Bylaw No. 8543 (Attachment A) to permit the conversion of a portion of existing ground floor commercial area into two residential dwelling units and to permit all allowable uses in the C1-L Core Commercial Ladner Zone for the two commercial units.

▪ **BACKGROUND:**

This application was originally considered at the October 6, 2025 Regular Meeting (Attachment B). At that time, the bylaw presented for Council's consideration limited the types of commercial businesses to uses that do not require direct access to garbage and recycling facilities. Council voted in favour of amending the bylaw to maintain all allowable uses in the C1-L Core Commercial Ladner (C1-L) Zone (Attachment C). Under provincial legislation, municipalities are required to provide public notice prior to consideration of a rezoning bylaw. The original notice for Council's consideration of Bylaw No. 8517 included reference to limiting the permitted commercial uses on the

subject property. Given that Council's amendment materially altered the proposed commercial uses, a new notification reflecting these changes is required.

A revised notice has been provided in accordance with the *Local Government Act* and Delta's Development Application Procedures Bylaw No. 8347, 2023. It is recommended that Bylaw No. 8517 (Attachment D) be abandoned and a new Bylaw No. 8543 (Attachment A) with the Council requested amendment be considered for first, second and third readings.

▪ **DISCUSSION:**

**Proposal:**

The subject application includes a request to amend the C.D. 476 Zone to permit the conversion of a portion of existing ground floor commercial area into new residential dwelling units comprised of a 37.4 m<sup>2</sup> (403 ft<sup>2</sup>) studio unit and a 57.9 m<sup>2</sup> (623 ft<sup>2</sup>) one-bedroom unit. Reflecting Council's amendment, all uses listed in the C1-L Zone would be permitted. A revised Project Data Table is provided (Attachment E).

**Community Consultation:**

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8543, as the bylaw is consistent with the Official Community Plan. Notice of the amended bylaw 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 owner wishes to amend the existing C.D. 476 Zone in order to:

- increase the maximum residential apartment unit density from four to six units;
- permit residential use on the ground floor level behind the commercial units;
- reduce the minimum strata lot area from 85 m<sup>2</sup> (915 ft<sup>2</sup>) to 37 m<sup>2</sup> (398 ft<sup>2</sup>); and
- reduce the minimum number of off-street parking spaces for each dwelling unit from one resident space per unit to 0.66 resident spaces per unit.

The C.D. 476 Zone currently permits the full range of uses listed in the C1-L Zone (Attachment F). Previously staff had recommended limiting commercial uses given the lack of access for deliveries and a travel distance of approximately 120 m (394 ft) to dispose of commercial waste through an active commercial district including an outdoor restaurant patio. Consistent with Council direction, Bylaw No. 8543 would not restrict commercial uses and would allow all C1-L Zone uses to continue to be permitted. The Bylaw would also amend the C.D. 476 Zone as previously approved and outlined above.

Building Division staff note that while BC Building Code (BCBC) may be achieved, conversion of the commercial space will require several major changes to plumbing and mechanical systems. These changes include:

- provision of separate shut-off valves for each proposed new residential unit;
- relocation of all plumbing works and water shut-off valves from the closet located in the bedroom of the one-bedroom unit to a location that can be accessed by building maintenance and trades; and

- relocation of commercial HVAC units out of the proposed residential units.

To demonstrate BCBC compliance prior to final adoption, the following third reading conditions are recommended:

- Submission of a complete building permit application for the proposed commercial area conversion that includes an accepted Code Compliance Report from a Certified Code Consultant; and
- Completion of plumbing permit works, including provision of separate shut-off valves for each proposed new residential unit, relocation of all plumbing works and water shut-off valves from the closet of the one-bedroom unit and relocation of the HVAC units from the proposed residential units.

These requirements are consistent with the third reading conditions in the original report.

▪ **CONCLUSION:**

This report presents a new Bylaw No. 8543 which would permit the proposed conversion of a portion of commercial area into two new residential dwelling units and reflects Council's resolution from the October 6, 2025 Regular Meeting to continue to allow all C1-L uses.

It is recommended that Zoning Amendment Bylaw No. 8517 be abandoned and that first, second, and third readings be given to Zoning Amendment Bylaw No. 8543. It is further recommended that the owner satisfy a number of conditions prior to final consideration and adoption of Bylaw No. 8543.

*D. Mayhew*

Doreann Mayhew, P.Eng  
General Manager, Development

Department submission prepared by: Development Department  
EP/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8543
- B. Council Report dated September 17, 2025
- C. Excerpt of Minutes from the October 6, 2025 Regular Meeting of Council
- D. Bylaw No. 8517
- E. Project Data Table
- F. List of C1-L Zone Permitted Uses