



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009634**
From: **Development Department** Bylaw No.: **8460**
Date: **November 20, 2025**

Final Consideration and Adoption of Bylaw No. 8460 at 5043 47 Avenue

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. 8460, 2024 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal to rezone the property at 5043 47 Avenue and obtain a development variance permit and a development permit in order to allow the construction of a seven-unit townhouse development.

The owner has provided the required fees, security deposits and executed covenants to address building design, landscaping and flooding. As outlined in the approved recommendations, the applicant provided an updated landscape plan and revised the building design by removing the driveway access from 47 Avenue to the satisfaction of the General Manager, Development.

Bylaw No. 8460 (Attachment A) would rezone the subject property from Apartment Residential 20 (RA20) to Comprehensive Development Zone No. 54 (CDZ54) to permit a seven-unit townhouse development.

- First, Second and Third Readings: December 16, 2024

Development Variance Permit LU009634 would vary Section 8.4.2 of "Delta Zoning Bylaw No. 7600, 2017" by:

1. Reducing the total number of parking spaces required from 11 spaces to 6 spaces; and
2. Reducing the number of required visitor parking spaces from 1 to 0.

Development Permit LU009634 would address the form and character of the proposed development within the Ladner Village (LV1) Development Permit Area.

Approval of Development Variance Permit LU009634 and Development Permit LU009634 is delegated to the General Manager of Development.

A project data table and an excerpt of the meeting minutes from the December 16, 2024 Regular Meeting of Council are provided as Attachments B and C, respectively.

The owner has satisfied the requirements for final consideration and adoption of Bylaw No. 8460.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Deepinder Dhaliwal, Planner
DD/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8460
- B. Project Data Table
- C. Excerpt of Minutes from December 16, 2024 Regular Meeting of Council

[https://delta.escribemeetings.com/Reports/Final Consideration and Adoption of Bylaw No. 8460 at 5043 47 Avenue.docx](https://delta.escribemeetings.com/Reports/Final%20Consideration%20and%20Adoption%20of%20Bylaw%20No.%208460%20at%205043%2047%20Avenue.docx) -
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