



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009912**
From: **Development Department** Bylaw No.: **8558**
Date: **February 17, 2026** Application Date: **August 19, 2025**

Rezoning For Two-Lot Subdivision at 259 65B Street

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

▪ **RECOMMENDATION:**

THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8558, 2026.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8558 (Attachment A) to allow subdivision of the property at 259 65B Street 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 Tsawwassen. The 929 m² (10,000 ft²) lot contains a single detached dwelling, which would be demolished. The site is surrounded by single detached dwellings to the north, east and south. The lot backs onto a naturalized park space separating it from the Southlands development to the west. An existing statutory right-of-way for drainage runs along the north property line, which would remain.

Council Policy:

The Official Community Plan (OCP) designation for this site is Small Scale Residential (SSR). This designation is intended for the lowest density ground-oriented housing forms. Main building types include single detached houses, duplexes, houseplexes, and accessory dwelling units with a height of up to two-and-a-half storeys. The proposed subdivision is consistent with the SSR designation.

The current zoning of the site is Duplex/Single Detached Residential 3 (RD3). The RD3 Zone is intended for single detached and duplex housing on larger lots and permits small scale multi-unit residential developments up to four units. Properties in the general vicinity of the site are also zoned RD3 and the naturalized park to the west is zoned Public Use (P).

▪ **DISCUSSION:**

Proposal:

The application includes a request for a zoning bylaw amendment to allow subdivision of the property from one to two lots. While the owners have indicated that they intend to construct a single detached dwelling on each lot, the proposed zoning would permit the construction of small-scale multi-unit housing (SSMUH) up to four units and a maximum floor area of 232 m² (2,497 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 October 27, 2025 and a public notice sign was installed on the site on October 31, 2025. To date, one resident has expressed opposition to the proposal, and one resident had questions about the proposal. Issues of interest include density and parking concerns.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8558, as the bylaw is consistent with the OCP. 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 Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 6 (RS6) to permit subdivision into two small scale residential lots. A site plan and subdivision plan are provided in Attachment D. The proposed lots would each be 15.2 m (50 ft) wide with an average lot depth of 30.5 m (100 ft) and a lot area of 464.5 m² (5,000 ft²).

Tree Retention, Removal, Replacement and Landscaping:

There are four trees on the subject property and one off-site tree, all of which are proposed to be retained. Except where an existing tree is retained, the applicant would be required to 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 addition of up to eight small scale 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, the proposed 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.

The subject property is located within an area of archaeological interest. Confirmation from the Archaeology Branch of the Ministry of Forests, Lands and Natural Resource Operations that they have no concerns with development on the property is required prior to any site disturbance activity.

▪ **CONCLUSION:**

The owners are proposing to rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 6 (RS6) to enable the subdivision of the property from one to two lots. Each lot would accommodate the construction of SSMUH up to four units and a maximum floor area of 232 m² (2,497 ft²). It is recommended that Bylaw No. 8558 be given first, second and third readings.



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EA/ja

▪ **ATTACHMENTS:**

- A. Bylaw No. 8558
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan and Subdivision Plan