



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009863**
From: **Development Department** Bylaw No.: **8561**
Date: **April 13, 2026** Application Date: **May 14, 2025**

Rezoning for a Nine-Unit Townhouse Development at 4984 45 Avenue

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

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8561, 2026.
- B. THAT the application for Development Variance Permit LU009863 be received.
- C. THAT the owner satisfy the following requirements as a condition of final consideration and adoption and permit issuance to the satisfaction of the General Manager, Development:
 1. Enter into Section 219 Covenants for servicing, building design, landscaping, flood proofing or other agreements identified by Council and staff in relation to the proposed development;
 2. Provide securities for servicing and landscaping based on accepted cost estimates; and
 3. Provide a community amenity contribution in the amount of \$9,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8561 (Attachment A), and Development Variance Permit LU009863 to allow for a nine-unit townhouse development at 4984 45 Avenue. 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 Ladner. The 1,356 m² (14,596 ft²) lot contains a single detached dwelling which would be demolished. The site is surrounded by single detached dwellings. Delta Secondary School is across the street to the north, and Ladner Gospel Assembly abuts the subject property to the south.

Council Policy:

The Official Community Plan (OCP) designation for this site is Mixed Residential (MR). This designation is intended for low density ground-oriented and “missing middle” forms of housing focused on areas close to services and transit. Main building types include houseplexes, townhouses, and rowhouses with a height of up to three storeys. The proposed rezoning is consistent with the MR 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 residential development. Properties in the general vicinity of the site are zoned RD3, and a range of Single Detached Residential zones (RS1, RS5, RS7).

Council may pass a resolution to issue a development variance permit when prior notice has been given to surrounding owners and tenants in accordance with the *Local Government Act*.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment and a development variance permit, which would permit construction of a nine-unit townhouse development. A project data table is provided in Attachment C. Elevations and renderings are provided in Attachment D.

Community Consultation:

A public notification letter regarding the proposal was sent on October 29, 2025, and a public notice sign was installed on the site on October 31, 2025. To date, one email and two phone calls from two households expressing opposition to the proposal have been received. Issues of interest include loss of privacy for neighbouring properties, increased traffic, and incompatibility with the existing neighbourhood character. One email expressing support for the proposal has been received.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8561 as the proposed bylaw is consistent with the Official Community Plan. 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 owner wishes to rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Townhouse Residential 76 (RT76) to permit construction of a townhouse development. Nine three-storey units in three buildings are proposed with one three-bedroom unit and eight four-bedroom units. Each unit would have an enclosed parking space, accessed by a shared driveway from 45 Avenue. Between 15 m² and 40 m² (161 ft² and 431 ft²) of private outdoor amenity space would be provided for each unit. A site plan is provided in Attachment E.

Development Variance Permit:

In order to accommodate the proposed design, the owner is requesting a development variance permit to vary the following provisions in “Delta Zoning Bylaw No. 7600, 2017”:

1. Section 6.2.13(a) by reducing the minimum distance between buildings from 9 m (30 ft) to 7 m (23 ft).
2. Section 7.3.3(b) by reducing the minimum required width of the landscaped strip along common lot lines from 1.5 m (5 ft) to 0.5 m (2 ft) along the east and south lot lines, and to 0 m along the first 13 m (43 ft) of the west lot line to accommodate garbage staging.
3. Section 8.4.2 by reducing the minimum required parking spaces from 14 to 9 (1.5 spaces per unit to 1 space per unit).
4. Section 8.4.2 by reducing the minimum required visitor parking spaces from 1 to 0.
5. Section 13.24.6 by reducing the rear setback from 3.5 m (11 ft) to 3 m (10 ft).

The request to vary the minimum distance between buildings does not pose any fire safety or internal vehicle movement concerns. The building faces of buildings 2 and 3 meet the 9 m (30 ft), however the variance is required to accommodate the electrical closet on building 2 which protrudes 0.91 m (3 ft) and eaves on building 3 which protrude 0.91 m (3 ft). While the distance between buildings 2 and 3 could have been increased to meet the required 9 m (30 ft) by removing the gap between buildings 1 and 2, the applicant provided rationale that the separation between buildings 1 and 2 will significantly decrease construction costs and therefore provide more affordable homes.

To achieve private outdoor amenity areas with no dimension less than 2.5 m (8 ft) as per Section 7.7.2(a), a variance is requested to reduce the landscaped buffer to create more usable outdoor amenity area. While the landscaped buffer would decrease, the usable amenity area would still include grass and trees along with a patio space. A 1.8 m (6 ft) high fence is also proposed along the common lot lines. The proposed trees will help buffer the second storey from neighbouring properties once mature.

While there is no on-site visitor parking proposed, visitors may park on the westbound shoulder of 45 Avenue adjacent to the Delta Secondary School sports field. The site frontage would be finished with a sidewalk, curb, and on-street bike lane. A decrease in resident parking spaces is supported by the connectivity of the subject property to recreation and commercial amenities. 45 Avenue and Arthur Drive accommodate bus networks to the Ladner Bus Exchange, which connects Ladner to North Delta, Tsawwassen, Richmond, and Vancouver. Delta Secondary School, Ladner Elementary, and Ladner Village are walkable from the subject property.

The rear setback variance would have minimal impact on neighbouring properties as the subject property abuts a hooked, vacant portion of the Ladner Gospel Assembly property. The setback variance would not limit future development of the abutting property.

Building Design:

The proposal features three buildings; a three-unit building and a two-unit building would be located on the east side of the property and face west onto the private lane, and a four-unit building would be located to the rear of the property and face north. The first and second buildings would be separated by a landscaped area, while the second and third buildings would be separated by the lane. Each unit would have access to private at-grade yard space, and four units would have additional balcony space. The unit facing 45 Avenue provides a primary façade oriented toward the street with pedestrian entry from 45 Avenue. The project design features a contemporary west coast design with simple gable roof forms, thoughtful massing, and symmetrically balanced window placement and façade composition. Building design would be secured through a Section 219 covenant.

This design differs to what was originally submitted. While the density of the subject site could have allowed for 10 units, the applicant worked with staff to achieve a design that allowed for more appropriately sized outdoor amenity spaces, and a more thoughtful building design to fit within the character of the neighbourhood, including the addition of the street oriented primary façade.

Tree Retention, Removal, Replacement and Landscaping:

There are 18 trees on the subject property, all of which are proposed to be removed. There are also three off-site trees and one hedge equivalent to four trees, all of which are proposed to be retained, and one street tree which is proposed to be removed. Urban Forestry has no objection to the removal of the municipal tree. The applicant would be required to plant replacement trees and/or provide cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021."

A 0.5 m (1.6 ft) wide landscaped strip to the east and south, and a 1.5 m (5 ft) wide landscaped strip to the west is proposed to provide a buffer with adjacent residential properties. The tree plan and landscape plan are provided in Attachment F. The owner would be required to provide a landscape security deposit and enter into a tree retention and landscaping covenant.

Implications:

Financial Implications – The addition of eight net new units would result in an increase in the tax base which would generate additional property tax revenue for Delta.

Interdepartmental Implications – The owner 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 eight net new units 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 Delta School Board estimates the development could generate up to six Kindergarten to Grade 12 students which could be accommodated at nearby elementary and secondary schools.

▪ **CONCLUSION:**

The owner wishes to rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Townhouse Residential 76 (RT76) to permit construction of a nine-unit townhouse development. It is recommended that Bylaw No. 8561 be given first, second and third readings and that Development Variance Permit LU009863 be received.



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General Manager, Development

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EA/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8561
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Elevations and Renderings
- E. Site Plan
- F. Tree Plan and Landscape Plan